

PHASE 2 HISTORIC SITES/STRUCTURES REPORT

for

**1703 CHAPALA STREET, SANTA BARBARA, CALIFORNIA
(APN 027-092-014)**

Prepared for

Well Being Capital Funds Trust

Prepared by

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TABLE OF CONTENTS

Section	Page
1.0 INTRODUCTION AND REGULATORY SETTING	1
2.0 PROJECT DESCRIPTION	2
3.0 PREVIOUS STUDIES AND SIGNIFICANCE FINDING	3
4.0 DOCUMENTS REVIEW	4
5.0 SITE DESCRIPTION	4
5.1 House	5
5.2 Garage	12
5.3 Landscaping	13
6.0 EVALUATION AND ANALYSIS	15
6.1 Project Thresholds	15
6.2 Work Plan	18
6.2.1 Contributing and Non-Contributing Features	18
6.3 Analysis of the Proposed Project	19
6.3.1 Detailed Project Description	19
6.3.2 Application of the Secretary of the Interior's Standards for Rehabilitation	35
6.3.3 Impacts to Nearby Significant Historic Resources	40
6.3.4 Evaluation of Cumulative Impacts to Significant Historic Resources	41
7.0 SUMMARY AND CONCLUSIONS	42
8.0 REFERENCES	43
APPENDIX A (Architect's Plans)	
APPENDIX B (Landscape Architect's Plans)	

1.0 INTRODUCTION AND REGULATORY SETTING

This Phase 2 Historic Resources Report, for the property at 1703 Chapala Street, Santa Barbara, California (APN 027-092-014), was prepared for Robert L. Tracy (Figures 1 – 2). The purpose of this study is to evaluate the effect of a proposed project on a building that has previously been determined to be a significant historic resource for the purposes of environmental review. The California Environmental Quality Act (CEQA) guidelines state that proposed projects are to be analyzed to determine potential effects to historic resources. HR1 of the 2012 Historic Resources Element of the Santa Barbara General Plan provides for the protection of cultural and historic resources. Guidelines for determining the historical significance of a property are outlined in the City of Santa Barbara Master Environmental Assessment (MEA) (City of Santa Barbara MEA: *Guidelines for Archaeological Resources and Historic Structures and Sites Reports*) (January 2002). Prepared by Post/Hazeltine Associates, this Phase 2 HSSR follows the guidelines for historic property studies set forth in the City of Santa Barbara MEA. The study will evaluate the effect of a proposed project on the property's significant historic resource. This Phase 2 HSSR was prepared by Pamela Post, Ph.D., primary author and Timothy Hazeltine of Post/Hazeltine Associates.

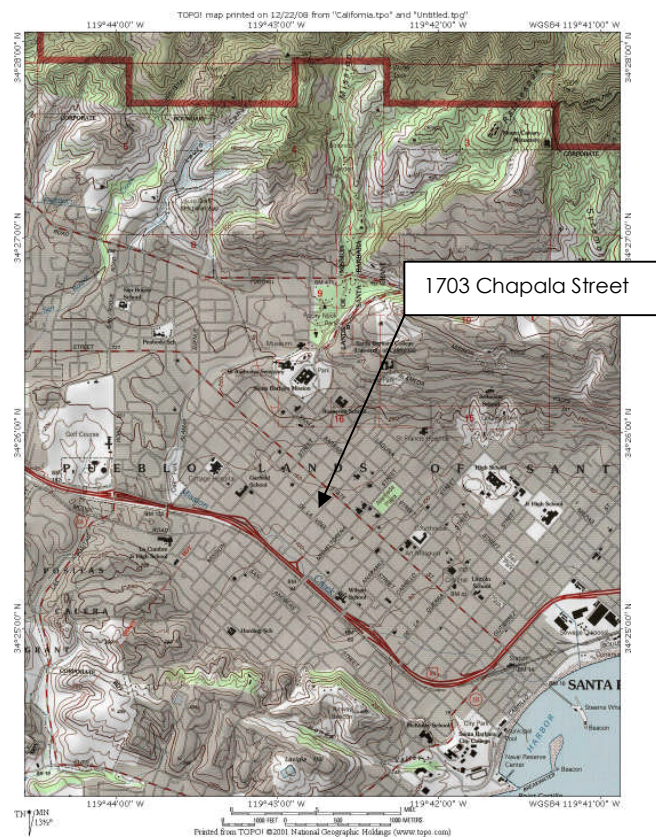


Figure 1, Location Map

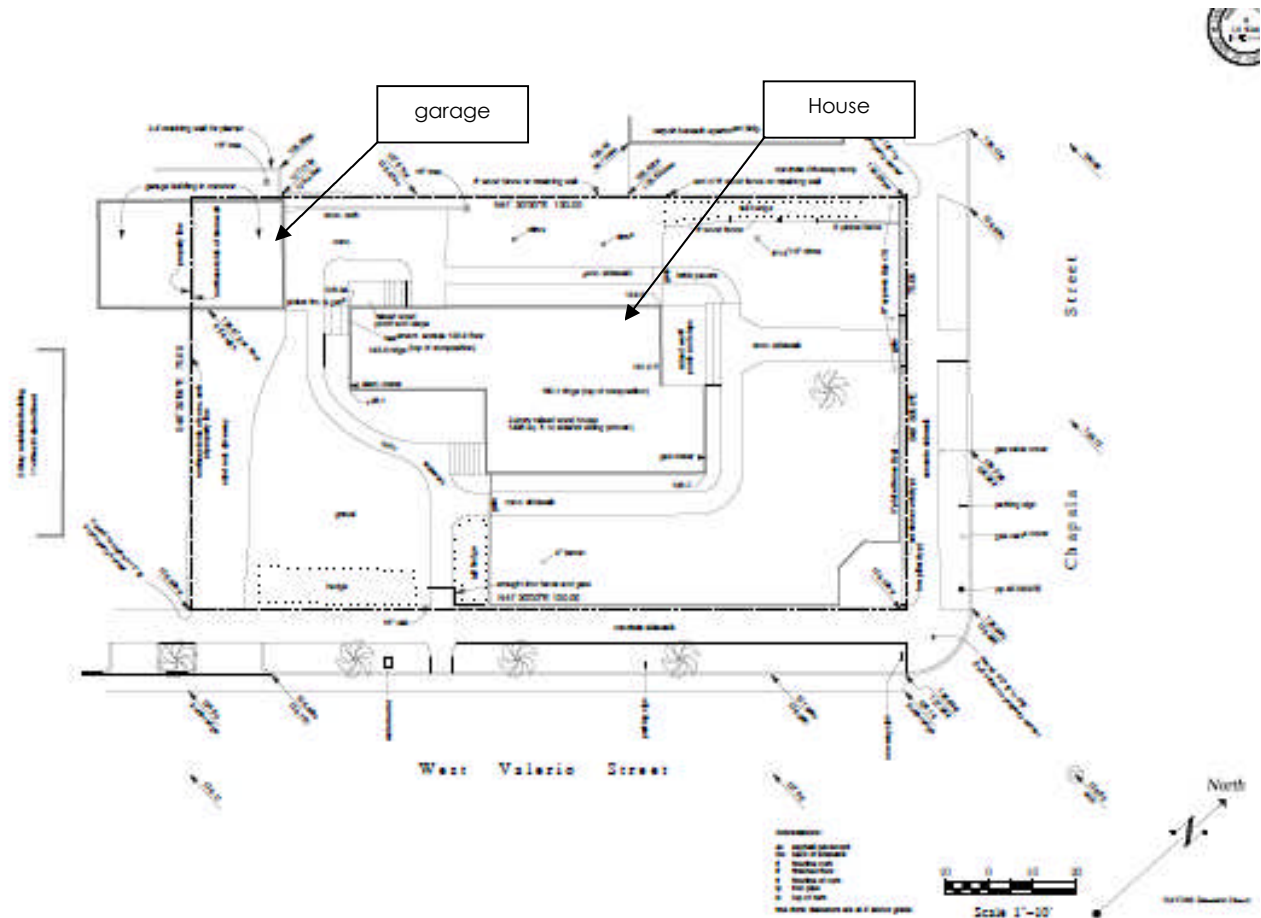


Figure 2, Existing Site Plan

2.0 PROJECT DESCRIPTION

Existing improvements on the 9,750 square-foot lot include a two-story house, a detached one-car garage and landscaping. The architect of record for the project is Brian Murphy of Murphy & Associates, Architects (Appendix A) and the landscape architect is Robert Andrew Fowler (Appendix B).

The applicant proposes the following alterations to the existing house:

- Raise the 2,760 square-foot (net) house 2 ½ feet (measured from the southeast corner of the house) to install a 1,234 square-foot (net) habitable basement level housing three residential units, a laundry room and covered bicycle storage;
- Install new exterior stairs off the southwest and northwest corner of the house;
- Replace the full-length entrance stairs with a new set of steps matching the style and materials of the existing steps;
- Alter or add fenestration to the north, south, east and west elevations; and

- Replace non-historic doors on the north and west elevation with period appropriate doors.

The applicant proposes the following alterations to the existing garage:

- Add a 60 square-foot (net) addition to the east end of the existing garage to create room for two covered parking spaces;
- Replace the existing roll-up metal door with a period appropriate garage door;
- Replace the existing plaster sheathing with horizontal clapboards; and
- Replace the existing shed roof with a hipped roof designed to emulate the house existing roof type.

The applicant proposes the following alterations to the existing landscaping and hardscape:

- Re-grade the parcel to allow for the insertion of basement level residential units;
- Install sandstone retaining walls on the east and south sides of the house to accommodate raising the house;
- Remove the existing fencing and concrete pathways and replace with new fencing and pathways;
- Install fenced patios for the three ground-level residential units on the north side of the house;
- Install a paved terrace off the south side of the house;
- Install three uncovered parking spaces near the southwest corner of the lot;
- Repave the driveway; and
- Remove some of the existing landscaping and replace with new landscaping.

The project will include the following:

- Photo-document the exterior of the house following the City's guidelines prior to construction. Copies of the documentation shall be submitted to the City of Santa Barbara and the Santa Barbara Historical Museum.

3.0 PREVIOUS STUDIES AND SIGNIFICANCE FINDING

Built in 1903 by Walter and Martha Hunt, the house is an example of the Free Classic subtype of the Queen Anne style. A Phase 1 Historic Structures/Sites Report prepared in 2016 by Post/Hazeltine Associates concluded the following

- The house is eligible for listing as a City of Santa Barbara Landmark under criteria a, c, e, e, g, h and l and additional criterion 6. It is eligible for listing in the California Register of Historical Resources under criterion 3d and the National Register of Historic Places under criterion 3. Because the house is eligible for listing at the city, state and national level it is considered a significant historic resource for the purposes of environmental review;

- The garage was not eligible for listing and was therefore, not a significant historic resource for the purposes of environmental review; and
- The landscaping is not a significant historic landscape.

The report was reviewed and accepted by the City of Santa Barbara Historic Landmarks Commission on November 30, 2016. Therefore, the house is considered a significant historic resource for the purposes of environmental review.

4.0 DOCUMENTS REVIEW

The following resources and information sources were consulted during the preparation of this report (Bibliographical resources are listed in Section 8):

City of Santa Barbara

Street Files for 1703 Chapala Street

Post/Hazeltine Associates

Phase 1 Historic Structures/Sites Report for 1703 Chapala Street (revised November 1, 2016 to incorporate two comments made by the Historic Landmarks Commission at their November 30, 2016 meeting).

5.0 SITE DESCRIPTION

Located on the northwest corner of the intersection of Chapala and West Valerio streets, the parcel at 1703 Chapala Street is located within un-sectioned Pueblo Lands. The approximately 75-foot by 130-foot, 0.23-acre parcel is rectangular in configuration. It is bounded on its north side by a two-story apartment building at 1709 Chapala Street, on its south side by the 100 block of West Valerio Street, on its west side by the garage and two-story apartment building at 114 West Valerio Street. The study parcel is developed with a two-story wood frame house set on a raised foundation composed of a post and pier foundation set on a below grade sandstone foundation. An edging of rectangular sandstones blocks extends along the two street frontages. Landscaping extends from the house to the sidewalk. Narrow side yards extend along house's north and south elevations, and a deeper rear yard extends from the rear elevation of the house to a fence that delineates the boundary with 114 West Valerio Street. A detached two-car garage is located at the northwest corner of the lot abutting the property line.

5.1 House

The wood frame house has a rectangular footprint composed of a two-story element (east elevation) set facing Chapala Street and a one-story wing housing the kitchen projecting off the rear (west) elevation (Figures 3 - 13). The house is supported by a ashlar sandstone block and concrete foundation. Several features of the house including the front wing's cubic two-story volume, moderately-pitched hipped roofs, bracketed eaves, porch supported by Classically-style pillars and balanced arrangement of wood sash windows surrounded by rectangular surrounds identifies its Free Classic subtype of the Queen Anne style. The house's exterior walls are balloon framing while the below grade sandstone block foundation is capped by a raised wood posts clad in vertical board skirting (see Figure 8b). The exterior of the house's two-story block is clad in wide, horizontal tongue-and-groove wood siding on the first floor and patterned shingles on the second floor, which features a flaired based. The low-pitched hipped roof's extended eaves are supported by a wood frieze embellished with scrolled brackets. The Chapala Street facade features a recessed porch supported by classically inspired columns set on wood plinths. The one-story rear wing off the rear of the building is capped by a hipped roof with an elevated porch at its west end.

Contributing Features

House

- Footprint;
- Wood framing;
- Siding including vertical board skirting, horizontal clapboards and shingling;
- Roof assembly including extended eaves supported by brackets;
- Windows and doors dating to the period of significance;
- Front porch, its columns, parapet, trimwork and door;
- Bay windows on the north and south elevations;
- Ornamental trimwork including cornice elements and brackets; and
- Chimney.

Non-Contributing Features

House

North Elevation

- The metal flue on the east side of the first floor's bay window;
- The door at the west end of the elevation;
- The louvered glazing in the second-floor window; and
- The porch and it railing appear to be of recent construction.

South Elevation

- The kitchen wing's louvered window glazing; and
- Glazing in a second-floor bathroom window.

East Elevation

- There are no non-contributing features on the east elevation.

West Elevation

- The glazed wood panel door;
- The porch railing;
- The basement level door; and
- The brick veneer on the base of the one-story wing.



Figure 3, Existing East and Partial North Elevations



Figure 4, East Elevation, Detail of Porch Column, Windows and Wall Cladding Types



Figure 5, South Elevation from Intersection of Chapala and West Valerio Streets



Figure 6, South Elevation looking east



Figure 7, West End of the South Elevation (kitchen wing)



Figure 8, West Elevation



Figure 9, East end of North Elevation and east elevation's front porch



Figure 10, West end of North Elevation



Figure 10a, Detail of sandstone foundation in basement

5.2 Garage

A detached wood frame, stucco-clad two-car garage with a shed roof is located at the northwest corner of the lot (Figure 11). The garage was built in 1929 by contractor Fred Roskop for Martha Hunt at a cost of \$300.00 (Permit A-4600, March 6, 1929). The garage shares a wall with a two-car garage on the adjoining property at 114 West Valerio Street, which was being built at the same time by Roskop under permit (A-4599, March 2, 1929, for owner D C.G. Trail of Los Angeles). The garage features a tilt-up metal bay door on its south elevation and a wood panel door flanked by rectangular window (covered by a sheet of plywood) on its east elevation. The garage is not a significant historic resource for the purposes of environmental review.



Figure 11, South elevation of garage

5.3 Landscaping

The original state of the landscaping cannot be documented. Based on their size, the Queen Palm and citrus tree likely date to the first three decades of the 20th century. The oak trees (one located on Chapala Street and other on the West Valerio Street frontages) may date to the mid-20th century or later. All the other plantings including the cypress trees appear to postdate circa-1950. The existing drought tolerant plantings and mulch were largely installed within the last few years (Figures 12 & 13 and see Figures 3 - 8 & 10). Concrete paving appears to date between the 1930s and the 1970s.

(see next page)



Figure 12, Landscape looking northwest



Figure 13, Landscape looking west

6.0 EVALUATION OF PROJECT IMPACTS

6.1 Project Thresholds

This component of the study will assess the potential impacts that may result from the implementation of the proposed project. The City MEA uses State CEQA Guidelines #15064.5 for determining the significance of impacts to historic resources:

An adverse effect is defined as an action that will diminish the integrity of those aspects of the property that make it eligible for listing in a local, State or National register of historic resources. CEQA defines adverse effect in the following manner: A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resource Code 15064.5 (b)). Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (Public Resource Code 15064.5 (b1)).

CEQA defines material impairment of a historic resource as follows:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant;

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA. (Public Resources Code 15064.5 (b2)).

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) shall be considered as mitigated to a level of less than

significant.

- (4) *A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.*

The following direction for applying mitigation measures is found in Section 2.5 of the *MEA Guidelines for Archaeological Resources and Historic Structures and Sites* (2002: 65 - 70).

These include the following:

- 1) *In-situ preservation is the preferred manner of avoiding damage to significant historic resources.*
- 2) *Planning construction so that demolition or alteration of structures, sites and natural objects are not required; and*
- 3) *Incorporating existing structures, sites and natural objects into planned development whenever avoidance is not possible.*

As noted in the guidelines the appropriateness of potential mitigation measures is dependent on the type of historic resource and its degree of importance. A resource's significance is tied to its level of eligibility for listing at the local, state and national level (MEA 2002: 66-67). The following range of potential mitigation measures are listed in the MEA:

- 1) *Rehabilitation without relocation on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 2) *Preserving the historic structure on site as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 3) *Relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 4) *Relocation and preservation of the historic structure on site for use as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 5) *Compatible incorporation of façade only of historic structure into the design of the new building on site (this treatment would not meet the Secretary of the Interior's Guidelines that would apply to this treatment).*
- 6) *Advertisements for acquisition and relocation of structures with its subsequent rehabilitation at its new site. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 7) *Demolition of historic structures with recordation according to the Community*

Development Department's "Required Documentation Prior to Demolition" standards.

- 8) Commemoration of the demolished structure with a display of text and photograph within the new building.
- 9) Commemoration of the demolished structure with a display of text and photograph on the exterior of the new building.
- 10) Commemoration of the demolished structure with an enclosed display of texts and photographs on the perimeter of the property at the primary entrance.
- 11) Salvage of significant materials for conservation in an historical display.

Secretary of the Interior's Standards for Rehabilitation:

The following standards developed by the National Park Service to evaluate impacts to historic resources will guide the evaluation of the proposed project:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

6.2 Work Plan

The work plan focuses on identifying the property's character and non-character-defining features to provide a basis for evaluating the project's impacts to the significant historic resources identified in this report. The evaluation applies the Secretary of the Interior's Standards for Rehabilitation to determine the project's impact on significant historic resources.

6.2.1 Contributing and Non-Contributing Features

House

Contributing Features:

- Footprint;
- Wood framing;
- Roof assembly and form;
- Windows and doors dating to the period of significance;
- Front porch, its columns, parapet, trimwork and door;
- Bay windows on the north and south elevations;
- Ornamental trimwork including cornice and brackets; and
- Chimney.

Non-Contributing Features:

North Elevation

- The metal flue on the east side of the first floor's bay window;
- The door at the west end of the elevation;
- Louver glazing; and
- The porch railings appear to be of recent construction.

South Elevation

- The fenestration of the kitchen wing including the louvered window; and
- Glazing in a second-floor bathroom window.

East Elevation

- There are no non-contributing features on the east elevation.

West Elevation

- The glazed wood panel door;
- The porch railing; and
- The brick veneer on the base of the one-story wing.

Garage

The garage is non-contributing.

Landscaping and Hardscape

None of the plantings or hardscape features are character-defining; however, the large Queen palm which is of sufficient size to have been planted in the early 20th century and the adjacent oak tree may be of note.

6.3 Analysis of the Proposed Project

The following section of the report evaluates the proposed project's impacts to significant historic resources by applying the Secretary of the Interior's Standards for Rehabilitation. Project's that meet the Standards are considered to have a less than significant impact to significant historic resources. The following plans and elevations detail the proposed project.

6.3.1 Detailed Project Description

The applicant proposes the following alterations and additions (Figures 14 - 24).

House (Figures 14, & 15 – 21 & Appendix A):

- Raise the house 2 ½ feet when measured from the south end of the east elevation;

East Elevation (Chapala Street elevation)

- Install new full-length wood front steps to accommodate the new level of the porch; and
- Insert a ground floor level window set in a window well to the south end of the elevation;

South Elevation (facing West Valerio Street)

- New skirting would be installed to accommodate the floor inserted into the existing basement level;
- Along part of its length the base of the elevation would be clad in ashlar sandstone blocks salvaged from the existing buried foundation;
- A raised patio and stairs would wrap around the southwest corner of the house's two-story block;
- On the second floor, replace non-historic louver glass glazing set in an original window opening with period appropriate one-over-one wood sash; and
- On the kitchen wing, replace non-historic louver glass glazing set in an original window opening with period appropriate one-over-one wood sash.

West Elevation (facing 114 West Valerio Street)

- Remove a non-historic basement door and replace with a window set in a window well;
- Replace the non-historic door with a new period appropriate glazed wood panel door; and
- Reconfigure the stairs and install a new set of steps at the south end of the elevation.

North Elevation (facing two-story apartment house)

- New skirting would be installed to accommodate the new ground floor (basement) of the house;
- Along part of its length the base of the elevation would be clad in ashlar sandstone blocks partially salvaged from the existing foundation;
- New windows, primarily of one-over-one type and glazed wood panel doors would be inserted at the basement level;
- A raised porch and stairs would wrap around the northwest corner of the house's two-story block; the space below the raised deck would form a covered storage area for bicycles accessed through an opening on its north side and an enclosed laundry room accessed through a set of doors on the east side of the porch;
- On the second floor, replace non-historic louver glass glazing set in an original window opening with period appropriate one-over-one wood sash; and
- On the kitchen wing, replace non-historic louver glass glazing set in an original window opening with period appropriate one-over-one wood sash.

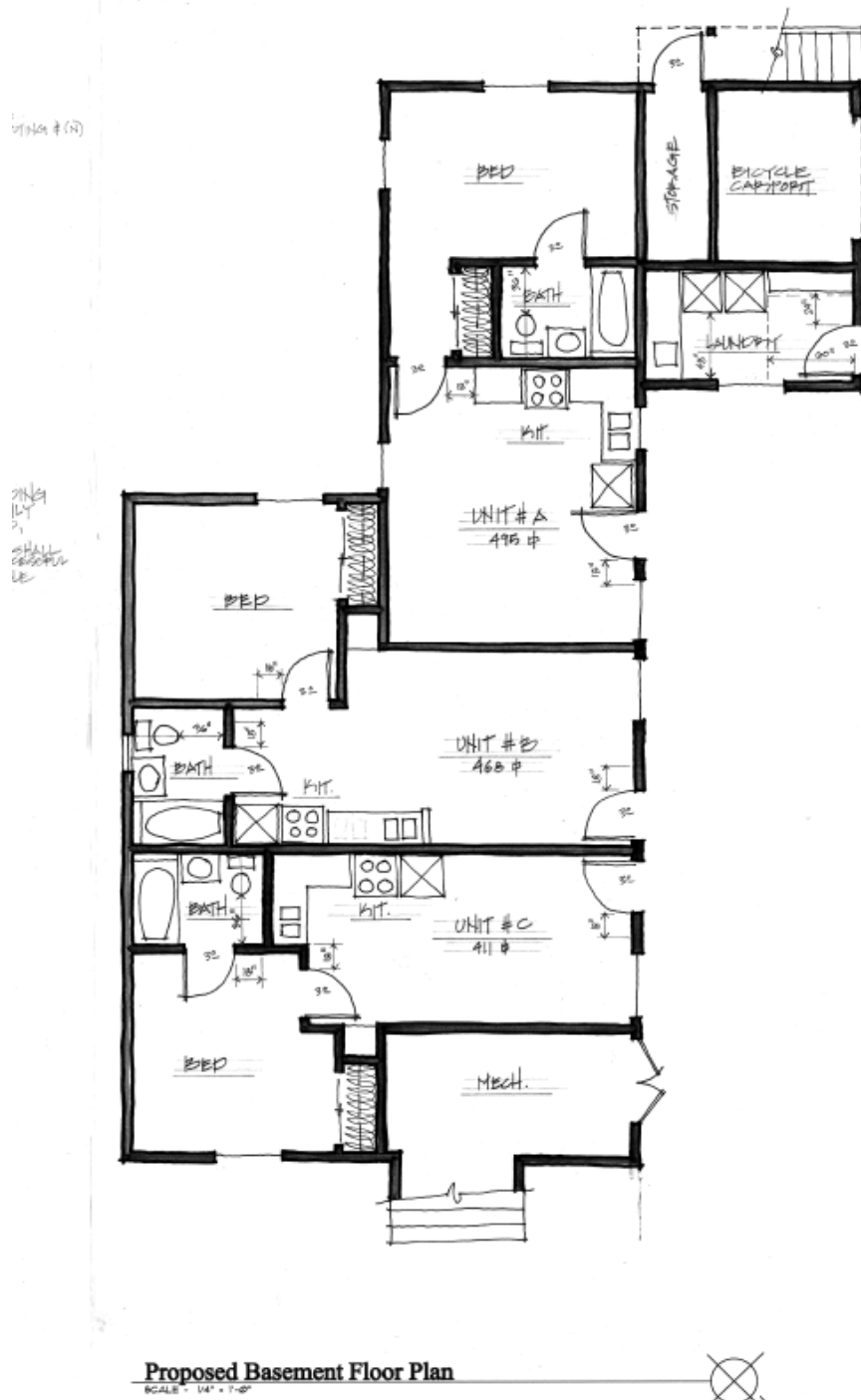


Figure 15, Proposed Basement Level

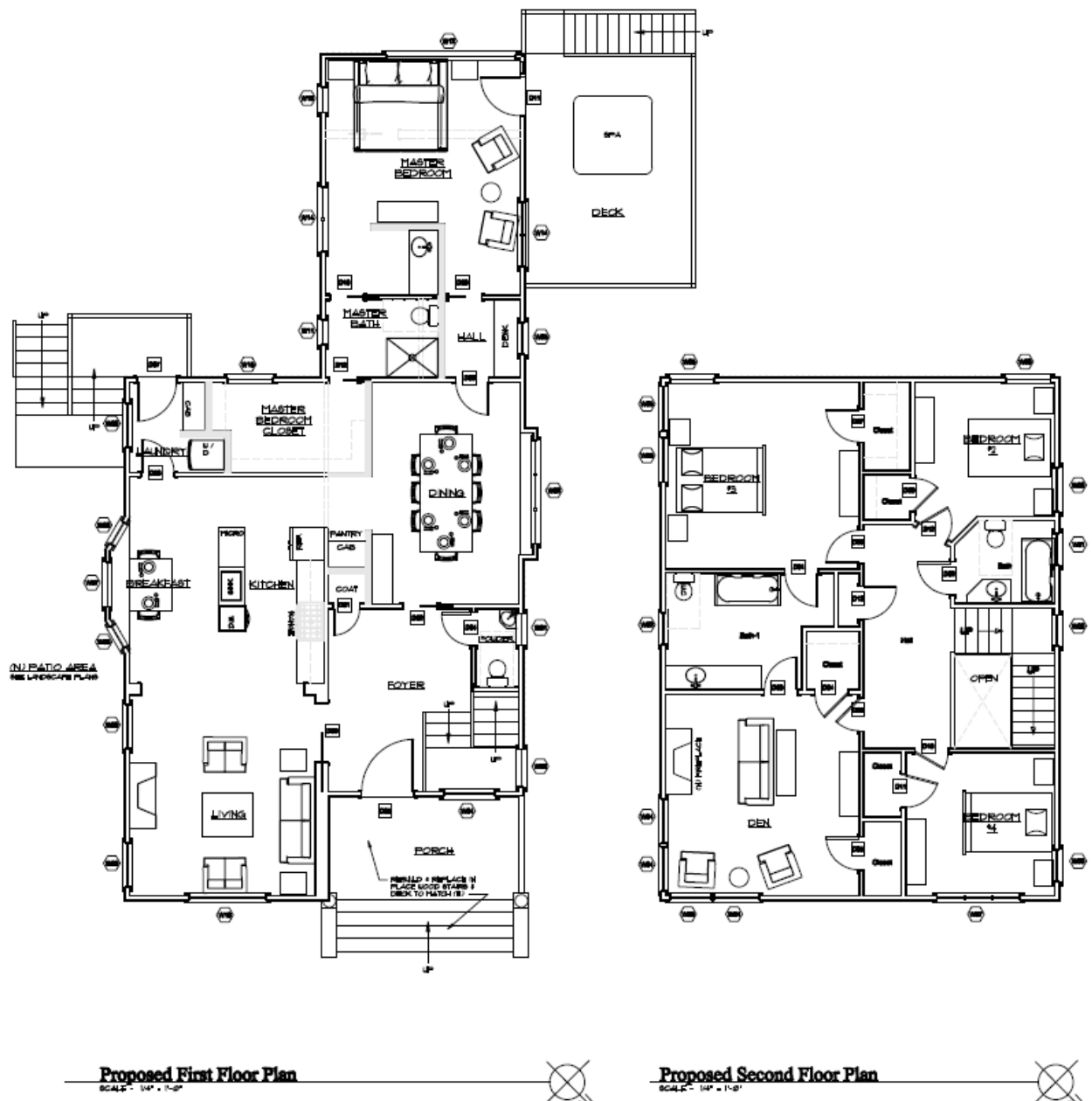


Figure 16, Proposed First and Second Floor Plans

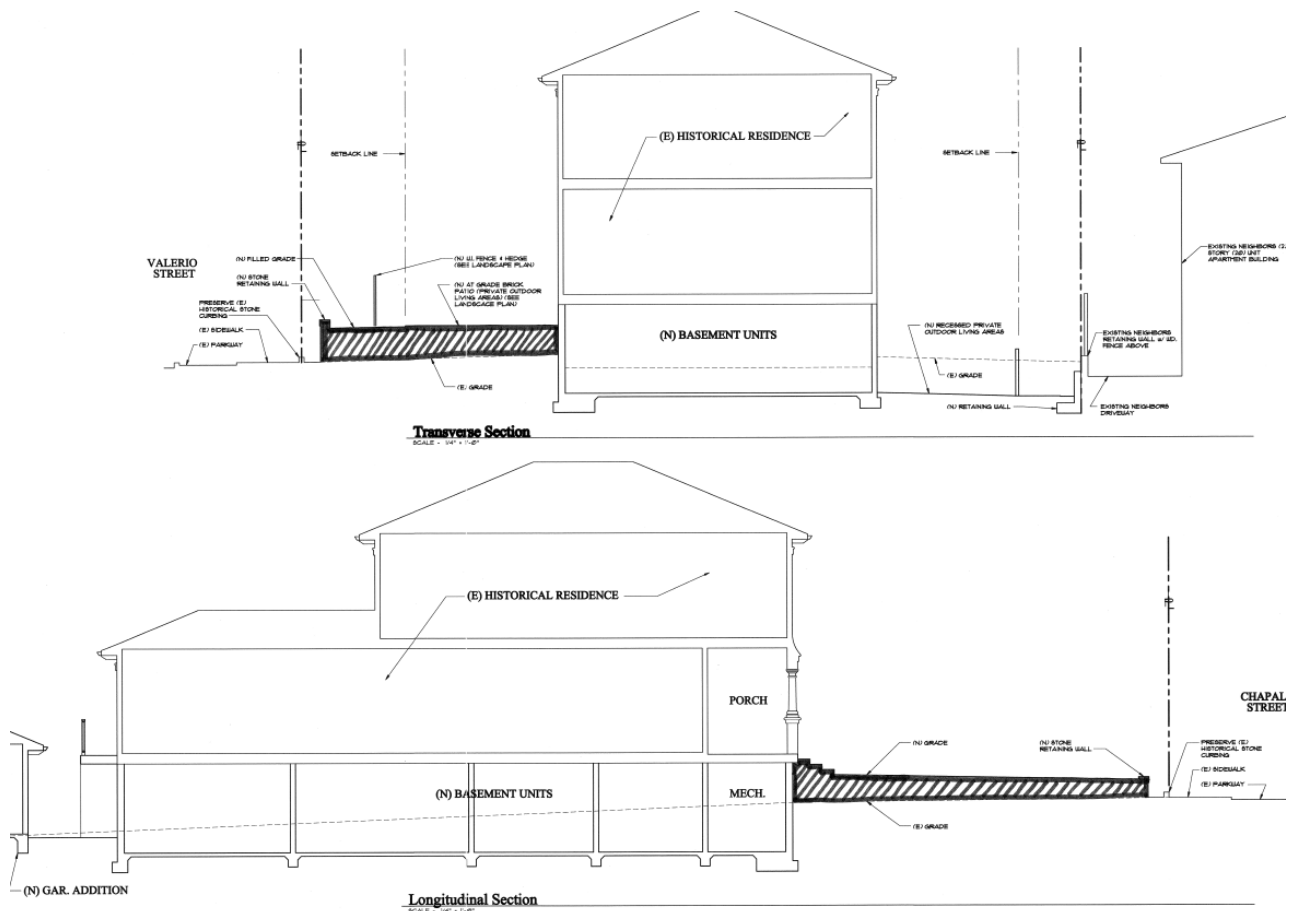


Figure 17, Transverse and Longitudinal Sections of House with Proposed Sections

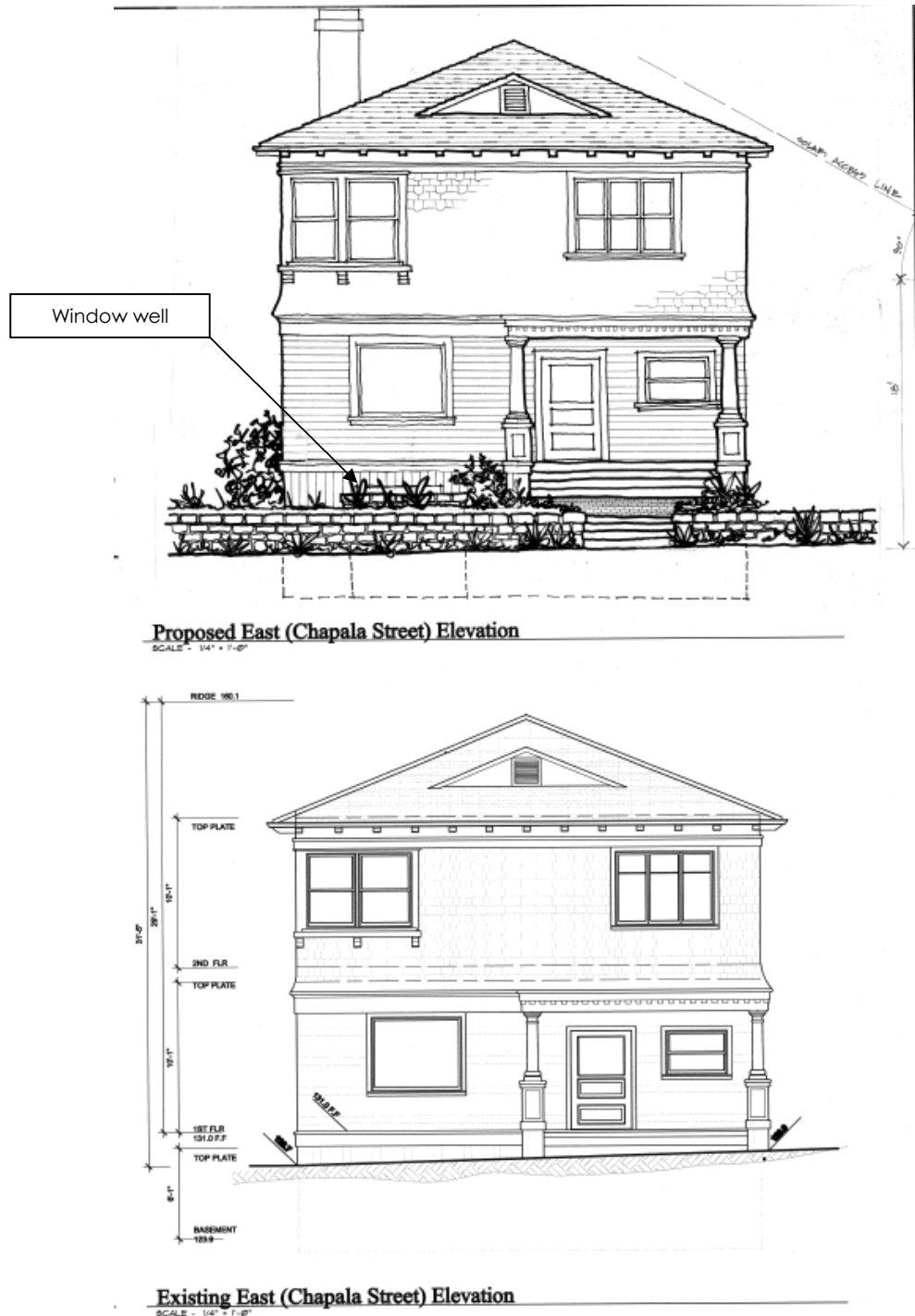


Figure 18, East Elevation, Existing and Proposed



Proposed West Elevation

SCALE = 1/4" = 1'-0"



Existing West Elevation

SCALE = 1/4" = 1'-0"

Figure 19, East Elevation, Existing and Proposed



Figure 20, South Elevation, Existing and Proposed



Figure 21, North Elevation, Existing and Proposed

Garage (Figures 14, & 22 – 24, & Appendix A):

- Add 60 square feet to the east side of the garage to allow for two covered parking spaces; and
- Install a hipped roof emulating the appearance of the house's existing hipped roof with its extended eaves.
- Install a roll-up garage door/doors designed to emulate the appearance of an early 20th century paneled garage door;

- Replace the existing plaster sheathing with horizontal wood siding emulating the house's first floor cladding type.

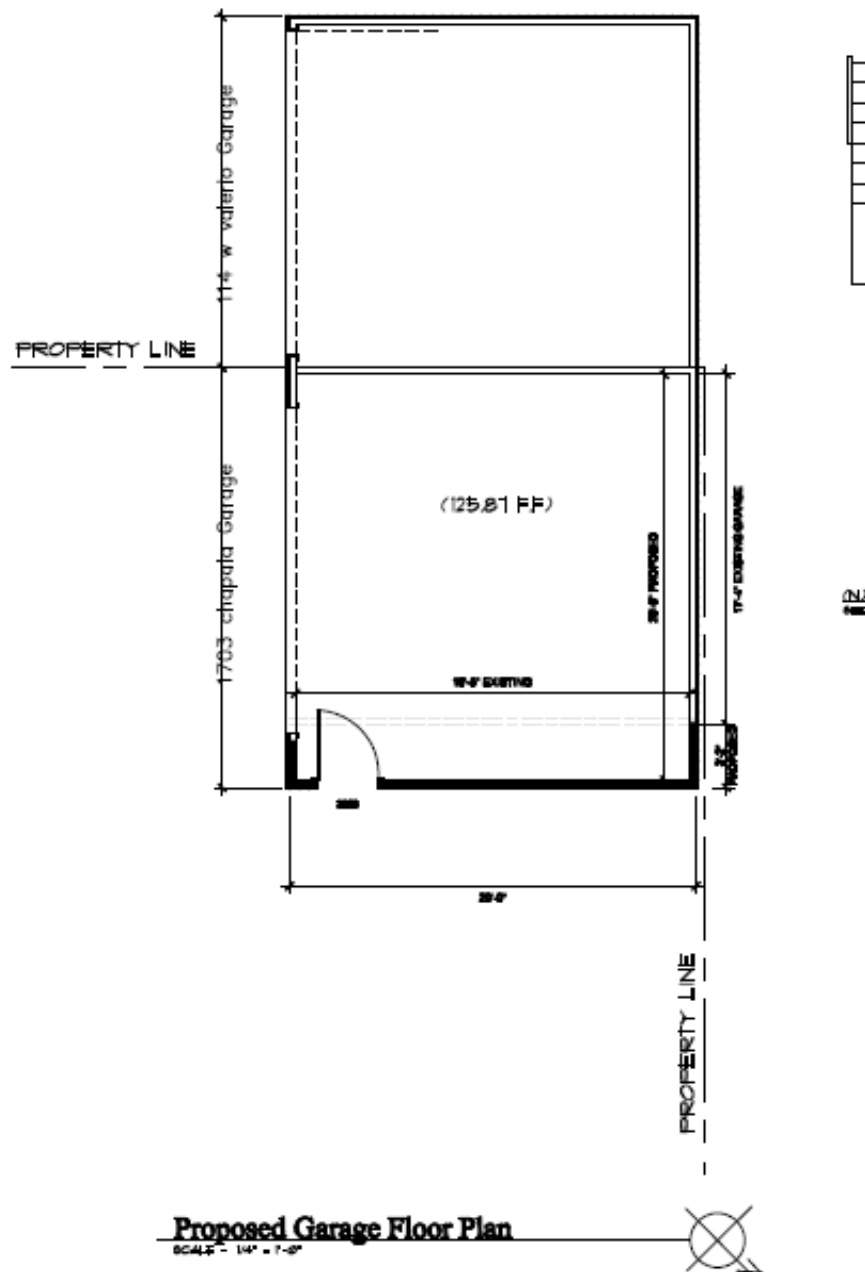


Figure 22, Garage, Proposed Addition

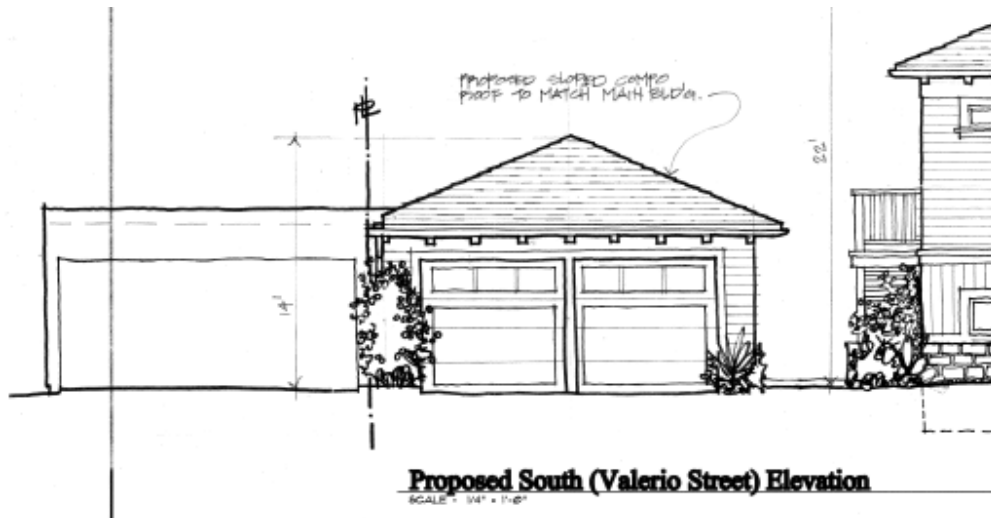


Figure 23, South Elevation of Proposed Garage
(see next page)

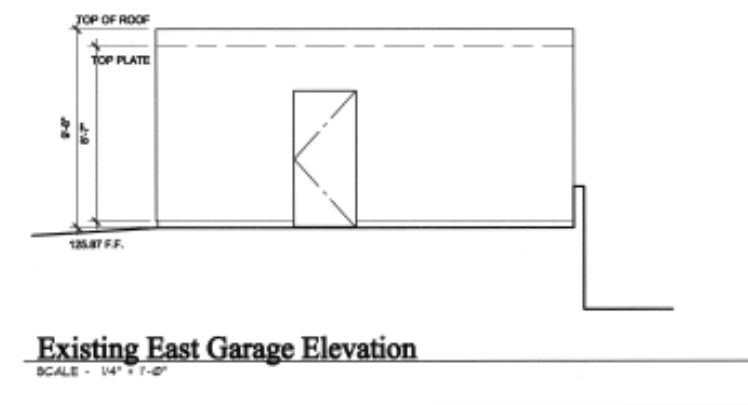
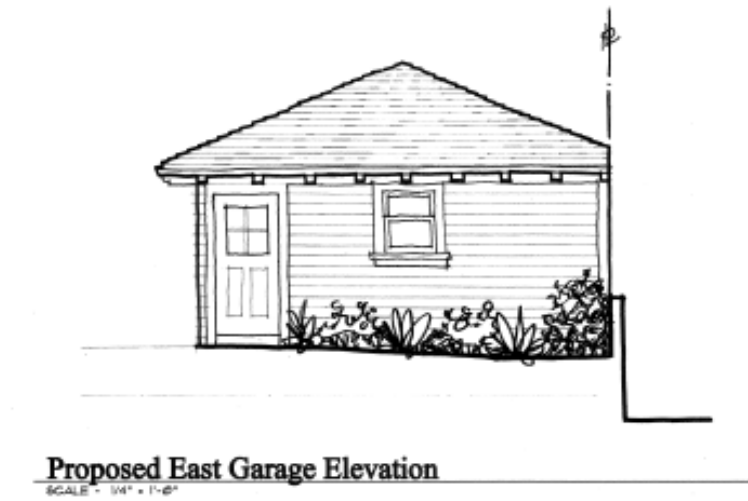


Figure 24, Garage, Existing and Proposed Elevation

Proposed Alterations to the Landscaping (Figures 25 - 27 & Appendix B):

- Regrade the lot to accommodate the insertion of a ground level (basement) floor. The soil excavated from the existing basement would be used to raise the ground level on the east (facing Chapala Street) and south (facing West Valerio Street) sides of the house (see Figure 16). The existing grade would be maintained along the street frontages to preserve the existing sandstone border in-place. The raised area created by the soil would be delineated by a sandstone retaining wall incorporating ashlar stone blocks salvaged from the house's existing below grade foundation. The raised area would feature hedging and fencing surrounding a paved patio;
- The driveway and parking area off the west side of the house would be reconfigured to provide three uncovered parking spaces;
- A walkway would extend off the north end of the area to access the three new residential units located on the north side of the house;
- Another walkway would extend east from the parking area to the raised patio extending along the south side of the house;
- The landscaping and hardscape fronting Chapala Street would be revised to incorporate a new walkway and plantings. This would include removal of a large queen palm;
- At the northeast corner of the property a garden would feature four raised rectangular beds hidden from view by shrubs; and
- On the north side of the house each of the three residential units would feature small yards surrounded by fencing.

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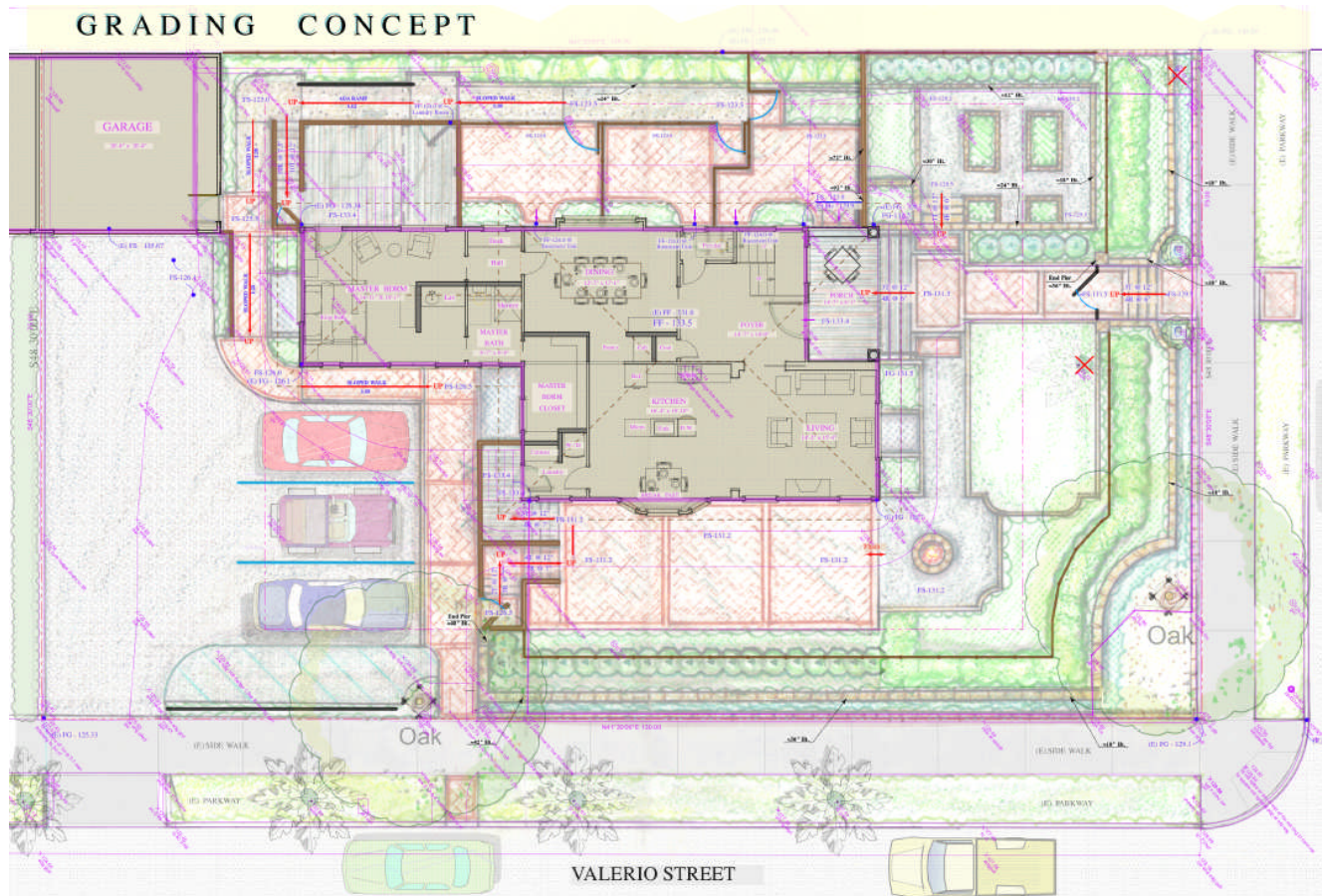


Figure 25, Grading Concept Plan

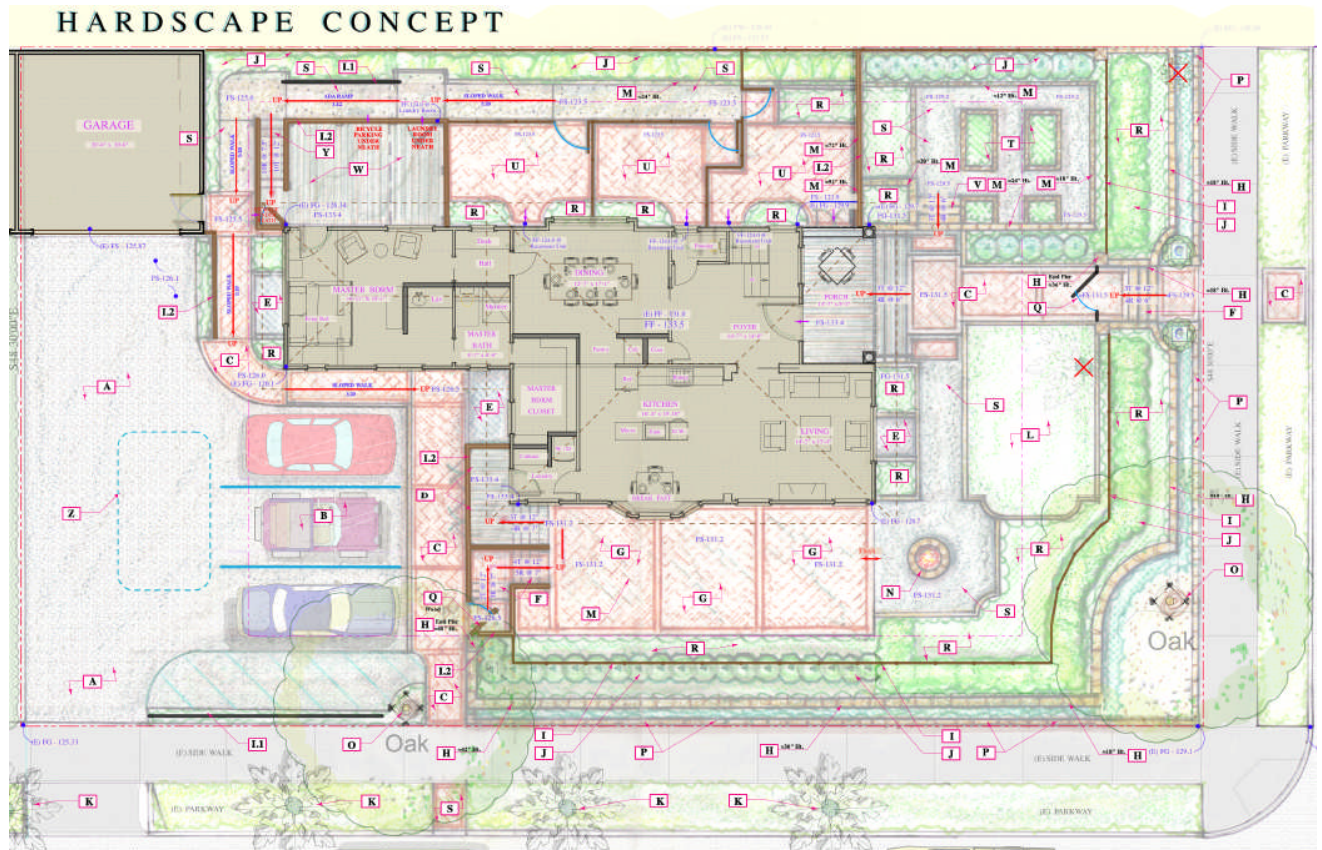
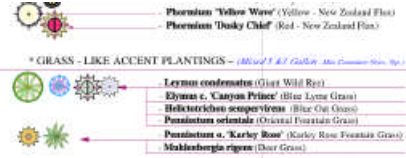


Figure 26, Hardscape Concept Plan

PH. 809.730.3958 - C. 809.857.9957



6.3.2 Application of the Secretary of Interior's Standards for Rehabilitation

Standard 1: The property has functioned as a single-family property since 1903. The current project would transform the house into a four-unit residential property. While the additional residential units would be added to the property they would be inserted into a new basement level that would not substantially alter the contributing elements of the house's exterior architecture or the overall

form or volume of the building since the exterior of the house would remain largely unaltered and its overall height would only be increased by 2 ½ feet from 31 feet, 4 inches to 33 feet, 10 inches, this change is not substantial enough to change the overall proportions of the building when viewed from Chapala Street or West Valerio Street. Therefore, the proposed project meets Standard 1.

Standard 2: Standard 2 is met because the loss of historic fabric is confined to the removal of some of the wood plank skirting and the removal of the ashlar sandstone foundation. The foundation is not a visible element of the building since it is almost entirely below grade. After their removal, the ashlar sandstone blocks would be re-used to build a retaining wall on the property. Consequently, implementation of the proposed project would not remove or obscure a substantial amount of historic fabric.

The project proposes raising the house 2 ½ feet. This change would not substantially alter the spatial relationship of the house to the street or nearby significant or potentially significant historic properties since the massing of adjacent resources is already two-stories in height and the proposed increase in the height of the house on the project parcel is not so substantial that it would appreciably change the appearance of the streetscape. Altering the grade of the property would raise ground level along Chapala Street about 1 foot and about 2 feet along West Valerio Street. The raised area would be delineated by a low retaining wall composed of sandstone blocks salvaged from the house's stone foundation. Along the street frontage, the existing grade would be maintained to preserve the early 20th sandstone edging. While the landscaping would be re-worked, the project, apart from a small addition to garage would built-over the existing landscaped area with habitable space. Therefore, the proposed project, which would not remove distinctive materials or significantly change the spatial or visual relationship of the house to the streetscape and nearby historic resources, meets Standard 2.

Standard 3: Standard 3 does not apply because the project does not propose the addition of conjectural features or elements from other historic properties. Therefore, the proposed project meets Standard 3.

Standard 4: Standard 4 does not apply because the project does not propose changes to features that have acquired historic significance in their own right. Therefore, the proposed project meets Standard 4.

Standard 5 is met since the loss of historic fabric is confined to the removal of some of the skirting (primarily on the north elevation which is not within the public viewshed), and the sandstone foundation which is almost entirely below grade. Therefore, the proposed project meets Standard 5.

Standard 6: The project does not include the replacement of existing character-defining historic fabric since the existing exterior is in good condition. Therefore, the proposed project meets Standard 6.

Standard 7: No physical or chemical treatments are proposed. Therefore, the proposed project meets Standard 7.

The house will be raised and set on cribbing to allow removal of the existing foundation, whose stone blocks will be stored for re-use on site for new retaining walls and to clad the a portion of the new foundation. After removal of the foundation, the existing basement will be excavated to allow construction of a new foundation and ground level habitable space. After completion this work the house would be set onto its new foundation. This work should not result in the loss of significant historic fabric. To ensure the proposed plan to raise the building would impair the historic resource, the plans for this aspect of the project shall be reviewed by a City-qualified historian and a letter prepared for review by City staff. Provided this direction is implemented, the insertion of a new foundation would meet Standard 7.

Standard 8: The application of this criterion to archaeological deposits is beyond the purview of this report.

Standard 9:

House

- Provided the porch steps are maintain their existing full length, the proposed alterations to the porch would meet Standard 9.
- The removal of the sandstone foundation's ashlar blocks and the re-use of its stones for a retaining wall and to clad the base of the kitchen wing and the house's north elevation would not substantially alter the appearance or the design integrity of the house since the foundation is not visible to public view. Therefore, this alteration, meets Standard 9.
- The existing doors on the north and south elevations are replacements that postdate the period of significance, therefore, their removal would not destroy character-defining building fabric. The replacement doors which feature glazed wood panel doors are sympathetic in design to the house's architectural style. Therefore, these alterations meet Standard 9.
- The existing porches and stairs on the north and south elevations postdate the resource's period of significance; therefore, their removal would not destroy character-defining building fabric. The replacement porches and stairs which would feature traditional style railings and vertical board siding are sympathetic in design to the house's architectural style. Therefore, these proposed changes meet Standard 9.
- On the south elevation, remove non-historic louvered glazing in a second-floor bathroom window and a non-historic louvered window on the kitchen wing and replace them with period-appropriate one-over-one wood sash. The windows'

existing frames and trimwork are original. Removing non-historic glazing and replacing it with one-over-one sash would enhance the design integrity of the south elevation by returning it to a closer approximation of its historic appearance. Therefore, these proposed changes meet Standard 9.

- On the north elevation, non-historic louvered glazing set into an original window opening on the second floor would be replaced with a period appropriate one-over-one wood sash window. This change, which would return the elevation to a closer approximation of its historic appearance, meets Standard 10.
- On the west elevation, a paneled door that leads into the basement would be removed and replaced with a one-over-one wood sash window set into a window well. The existing door is a late 19th century type that pre-dates the construction of the house; it is likely it was salvaged and re-used sometime during first three or four decades of the 20th century, perhaps when the kitchen was remodeled during the 1930s. Because the door is not an original feature of the house, its removal would not impair the house's integrity of design or materials. The proposed window would be a one-over-one sash type, which is the house's dominant window type. The insertion of this window would not impair the design integrity of the house; therefore, this proposed alteration meets Standard 9.

The house would be raised 2 ½ feet when measured from its southeast corner, to allow for the insertion of three ground level apartments. Because the lot slopes down from east to west, the change to the Chapala Street elevation (east) would be less perceptible while the insertion of a ground floor would be more apparent on the south (West Valerio Street) elevation, the west elevation (facing garage) and the north elevation facing the adjacent property. The new ground floor would feature ashlar sandstone veneer emulating the appearance of the existing stone block foundation capped by vertical board skirting matching the house's existing skirting. Fenestration would be composed primarily of one-over-one wood sash and one-light casement windows and glazed wood panel doors.

The intent of this design scheme is to preserve the historic cladding pattern of the house which featured a ashlar sandstone block foundation, vertical board skirting on the raised foundation and horizontal clapboards on the first floor and patterned shingles on the second floor. By cladding the new ground floor to imitate the appearance of the existing raised foundation the perception that the house is three stories in height would be diminished. The perception of an additional floor is also diminished by placing four of the new windows and all the new ground level doors on the north elevation, which is not within the public viewshed. One window set into a window well would be located on the east elevation facing Chapala Street, two small windows would be added to the south elevation (facing West Valerio Street), and a window set in a window well would be added to the west elevation. Two windows would be added to the west elevation, one of which would be set into a window well. These proposed changes are compatible with the existing architecture because the house would

still read as a two-story building set on a raised foundation when viewed from Chapala Street and West Valerio Street and because the proposed window and door types and cladding are consistent with the house's existing design elements. Moreover, it should be noted the house has historically featured fenestration (a single-light window on the north elevation) and door opening (on the west elevation) set into the raised foundation, consequently, the insertion of additional fenestration of this type will not introduce design elements out of character with the house's historic architecture. Therefore, the proposed insertion of a ground level floor designed to emulate the appearance of the existing raised foundation meets Standard 9.

Because the plans are at a conceptual level the following measures should be implemented in the final plans to maintain the integrity of the historic house and streetscape.

- The vertical board siding shall match the existing vertical board siding in appearance and dimension;
- The stone veneer at the base of the elevations shall match the rusticated ashlar form and appearance of the existing foundation blocks. The mortar joints and appearance shall reference the foundation's existing pointing;
- New window and door surrounds will be wood and shall match those of the existing house;
- The windows' glazing bars and surrounds and sash will be wood and shall match the style of the existing windows;
- New lighting, if required, should be inspired by early 20th century lighting types; and
- Stair railings shall be traditional in form.

Garage

- This building, which is utilitarian in design, does not make a significant contribution to the historic character of the house or streetscape. The proposed changes which include the insertion of a gabled roof with extended eaves, horizontal siding and garage doors designed to emulate the appearance of early 20th century garage doors would allow the building to meld into its setting of early 20th century houses. Therefore, the proposed alterations to the garage meet Standard 9.

Landscaping and Hardscape

- The proposed landscaping scheme would maintain the existing sandstone border and grade along Chapala Street and West Valerio Street. At the southwest corner of the parcel a new driveway flanked on east by three parking spaces. On its north and east sides the parking area would be delineated by permeable-paved pathway leading to the exterior stairs located at the southwest corner of the house's two-story wing. Another paved pathway would extend along the east side of the garage to the three ground level apartments

located on the north side of the house. Each apartment would feature an outdoor yard surrounded by fencing. On the east and south sides of the house the soil excavated to create the ground level apartments would be used to raise the ground level approximately three feet. A wall veneered in ashlar sandstone blocks salvaged from the existing foundation would be used to create a retaining wall topped by a low fence. The fence would surround three sides of a rectangular brick-paved terrace. At the southeast corner of the house a continuation of the terrace would feature a decorative garden feature. On the east side of the house a new paved pathway would extend from the sidewalk to the front porch. At the north side of the property a garden would feature a symmetrical arrangement of four raised planter beds hidden from view by shrubbery. The plantings would include Queen palms, pittosporums, climbing roses, phormiums, agaves, agapanthus, ornamental grasses and meadow grasses. Almost all the existing landscaping, including a large Queen palm is proposed for removal. The existing oak tree located near the southeast corner of the lot and on West Valerio Street would be retained.

The proposed landscaping uses materials such as sandstone, brick pavers and steps, which are materials typical of early 20th gardens in the Santa Barbara region. The proposed patios, which emphasize rectilinear forms, are an appropriate addition to the house's setting. The plant types and their arrangement while not a rigorous recapitulation of historic landscape schemes and plant types are within that tradition, therefore, the proposed landscaping plan meets Standard 9. Because the landscape plans are at a conceptual level the following measures should be implemented to ensure the final plans form an appropriate adjunct to the historic house and streetscape.

- Final designs for fencing, gates, paving types and patterns shall be submitted to City staff for review and approval by the HLC;
- The sandstone veneer and retaining walls shall feature a rusticated ashlar finish matching the existing foundation stones. The retaining walls mortar joints should emulate the type found on the existing foundation; and
- If a garden focal point is installed; its design shall be reviewed and approved by the Historic Landmarks Commission.
- It is recommended that the large Queen palm located off the east side of the house, which was likely planted in the early 20th century (queen palms are the street tree on West Valerio Street), should be preserved in place or relocated to another location on the property.

Standard 10: The addition of new ground level habitable space and new grading is not reversible. However, these changes would not substantially affect the house's integrity of design or materials. The landscaping could be removed in the future with no substantial impact to the house's integrity of design or materials. Therefore, the proposed alterations to the property meet Standard 10.

6.3.3 Impacts to Nearby Significant Historic Resources

As noted in the Phase 1 HSSR the following properties located within a block of 1703 Chapala Street are either designated City of Santa Barbara Landmarks, Structures of Merit or have been added to the City of Santa Barbara Historic Resources List:

- 20 West Valerio St. Lunt/Callahan House (Potential List);
- 30 West Valerio St. Herbert Residence (Potential List);
 - 32 West Valerio St. Eberle Residence (Potential List);
 - 36 West Valerio St. (Potential List);
 - 111 West Valerio St. (Structure of Merit);
 - 212 West Valerio St. (Structure of Merit);
 - 1632 Chapala St. (Structure of Merit); and
 - 1802 Chapala St. (Structure of Merit).

The Phase I HSSR stated the following regarding adjacent significant Historic Resources:

The preservation of the house at 1703 Chapala Street, which is located on a corner lot, is an integral element of the streetscape for the house at 111 West Valerio Street as well as the four houses on the 00 block of West Valerio Street (20, 30, 32 & 36 West Valerio Street) which are listed in the City of Santa Barbara List of Potential Historic Resources and form a potentially significant cluster of late 19th and early 20th century residences. These resources form a distinctive assemblage which draws part of its significance from the integrity of surrounding properties dating to the same time period (Post/Hazeltine Associates 2016: 35).

Evaluation of Impacts to Nearby Significant Historic Resources

The proposed project would not change the footprint of the existing house, which would retain its existing setbacks from Chapala Street and West Figueroa Street. The most notable changes to the streetscape would be increasing the height of the house by 2 ½ feet from 31 feet, 4 inches to 33 feet, 10 inches when measured from the southeast corner of the house. This change is not substantial enough to alter the streetscape to the point that its visual integrity would be substantially impaired. Moreover, the project parcel is located on a corner lot and the adjacent properties are not potential or identified significant historic resources. Moreover, the nearest resources are located across the street, which minimizes the impact of the proposed project on nearby historic resources. Therefore, the proposed project's impacts to nearby significant historic resources are considered less than significant (Class III).

6.3.4 Evaluation of Cumulative Impacts to Significant Historic Resources

The cumulative impact analysis will focus on evaluating the effect of the

proposed project at 1703 Chapala Street and other past, present and reasonably foreseeable projects in the vicinity. To assess the effects of the proposed project on nearby significant historic resources, the definition of significant effects from CEQA Appendix G, Section 15064.5, was used in combination with the more specific language found in Section 106 of the National Preservation Act of 1966 (36 CFR §800 as amended). Specifically, Number § 800.5 (a) (1) states that: *an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative. Cumulative impacts can be defined as the total effects on a resource of that action and all other activities affecting that resource (CEQ 1987).*

The relevant adverse effects listed in § 800.5 (a) (2) are:

(iv) Changing the character of the property's use or of physical features within the property's setting that contribute to its historic significance; and

(v) Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.

Cumulative Impacts are defined by CEQA as two or more individual impacts which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guidelines, Sections 15064 and 15355). The focus of the analysis will be on assessing potential effects associated with the proposed project and its contribution to cumulative impacts to the character-defining features of significant historic resources identified in this report.

A review of City records did not reveal any nearby projects that could potentially contribute to cumulative impacts to significant historic resources on or adjacent to the project property. Therefore, cumulative impacts of the proposed project, which meets the Secretary of the Interior's Standards for Rehabilitation, would be Less than Significant Cumulative Impact (Class III) to significant historic resources.

7.0 SUMMARY AND CONCLUSIONS

This Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates has concluded that the proposed project's impacts to significant historic resources on the project parcel at 1703 Chapala Street and nearby historic

resources are Less than Significant (Class III). After implementation of the proposed project the property at 1703 Chapala Street would maintain its eligibility for listing as a City of Santa Barbara Landmark provided the design guidance outlined in Section 6.3.2 (pgs. 35 – 39 (house) & pg. 39 -40 (landscaping) and the photographic documentation outlined in Section 2 (pg. 2) of this report are implemented.

8.0 REFERENCES

Published Sources and Professional Reports Consulted:

Andree, Herb and Noel Young.

1975 *Santa Barbara Architecture: From Spanish Colonial to Modern*,
Santa Barbara: Capra Press.

Clark, Clifford E.

1986 *The American Family Home: 1800-1960*. University of North Carolina Press,
Chapel Hill.

National Park Service

The Secretary of the Interior's Standards for the Treatment of Historic Properties.

1991 Brochure, Preservation Assistance Division, Washington D.C.

1995 *The Secretary of the Interior's Standards for the Treatment of Historic Properties.*
Brochure, Preservation Assistance Division, Washington D.C

Post/Hazeltine Associates

2016 Phase 1 Historic Structures/Sites Report for 1703 Chapala Street, Santa Barbara,
California. Prepared for Robert L. Tracy.

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APPENDIX A

Architect's Plans

PROJECT STATISTICS & DATA:

PROJECT ADDRESS: 1703 CHAPALA STREET, SANTA BARBARA, CA 93101
OWNER'S NAME, ADDRESS & PHONE: WELL BEING CAPITAL FUNDS TRUST
618 ANACAPA, SANTA BARBARA, CA 93101
PHONE: (760) 415-6999

ARCHITECT: BRYAN MURPHY 3040 STATE ST. #C SANTA BARBARA, CA 93105
PHONE: (805) 569-0759 murpharch@live.com

ASSESSOR'S PARCEL NO: 021-092-014
ZONING: R - 4
GENERAL PLAN DES: V - B
CONSTRUCTION TYPE: R-3 / U-1
OCCUPANCY GROUP(S): 91B0 sq.ft.
SITE AREA: 0 sq.ft.
RIGHT OF WAY AREA: 2 percent
AVERAGE SLOPE OF SITE: 2 percent

GRADING PROPOSED:
CUT UNDER MAIN BUILDING: 148 CU. YD
CUT OUTSIDE MAIN BUILDING: 218 CU. YD.
FILL OUTSIDE MAIN BUILDING: 239 CU. YD.

EXISTING PARKING: (1) COVERED PARKING SPACE
PARKING REQUIRED: (4) SPACES = (1 SPACE / UNIT)
PARKING PROVIDED: (5) = (2) COVERED + (3) UN-COVERED

NUMBER OF FLOORS: (3)

EXISTING SINGLE FAMILY RESIDENCE AREA : 2,946* gross 2,760* net
PROPOSED ADDED HABITABLE FLOOR AREA : 1,504* gross 1,374* net

NUMBER OF RESIDENTIAL UNITS: (4) PER AVERAGE UNIT DENSITY SQUARE FOOTAGE
(1) (5 BED (1D) AT 2760) + (3) (1 BED) AT (A-495* + B-468* + C-411*)

EXISTING GARAGE AREA: 358* gross 340* net
PROPOSED ADDED GARAGE AREA: 665* gross 60* net
PROPOSED ADDED LAUNDRY AREA: 81* gross 72* net
BASEMENT MECHANICAL: 241* gross 230* net

BUILDING LOT COVERAGE: 2,267* 23 percent
PAVING LOT COVERAGE: 3,787* 39 percent
LANDSCAPING AREA: 3696* 38 percent

SHEET INDEX

- A-0 PROJECT DATA, GENERAL NOTES
- A-1 SITE PLAN, & BASEMENT FLOOR PLAN
- A-2 1st, 2nd, & GARAGE FLOOR PLAN
- A-3 ELEVATIONS
- A-4 ELEVATIONS
- A-5 ELEVATIONS
- A-6 SECTIONS

GENERAL NOTES

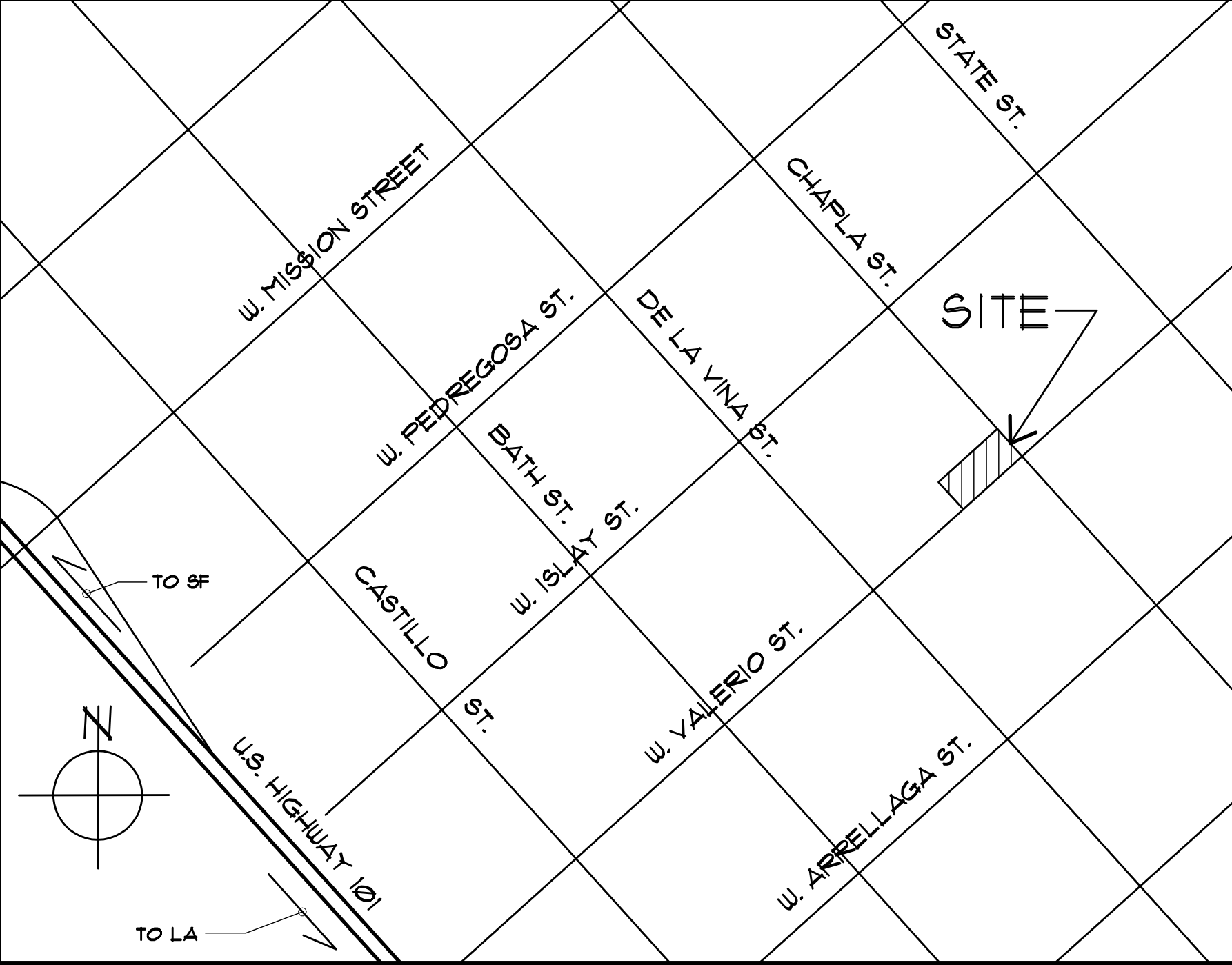
1. THIS PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA RESIDENTIAL CODE (CRC), 2013 CALIFORNIA PLUMBING CODE (CPC), 2013 CALIFORNIA MECHANICAL CODE (CMC), 2013 CALIFORNIA ELECTRICAL CODE (CEC), 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS, AND ALL AMENDMENTS AS ADOPTED IN CITY OF SANTA BARBARA MUNICIPAL ORDINANCES 5639.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK & TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS & SPECIFICATIONS.
3. PRIOR TO CONSTRUCTION, VERIFY ALL DIMENSIONS & DETAILS WITH FIELD CONDITIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES. DIMENSIONS TO TAKE PRECEDENCE OVER SCALE, LARGE-SCALE DETAIL OVER SMALL AND SPECIFICATIONS OVER DRAWINGS.

SCOPE OF WORK:

LIFT (E) BUILDING 30" RE-WORK BASEMENT LEVEL TO PROVIDE (3) (N) UNITS PROVIDE INTERIOR REMODEL OF (E) AREAS AT UNIT #4, AT THE 1st. & 2nd. FLOOR. ENLARGE (E) GARAGE TO REQUIRED 20' INT. CLEAR WIDTH.
RE-WORK ALL ELECTRICAL & MECHANICAL & PLUMBING UTILITIES & UPGRADE (E) PLUMBING FIXTURES TO LOW FLOW STANDARDS.

VICINITY MAP

NO SCALE



2-5-17



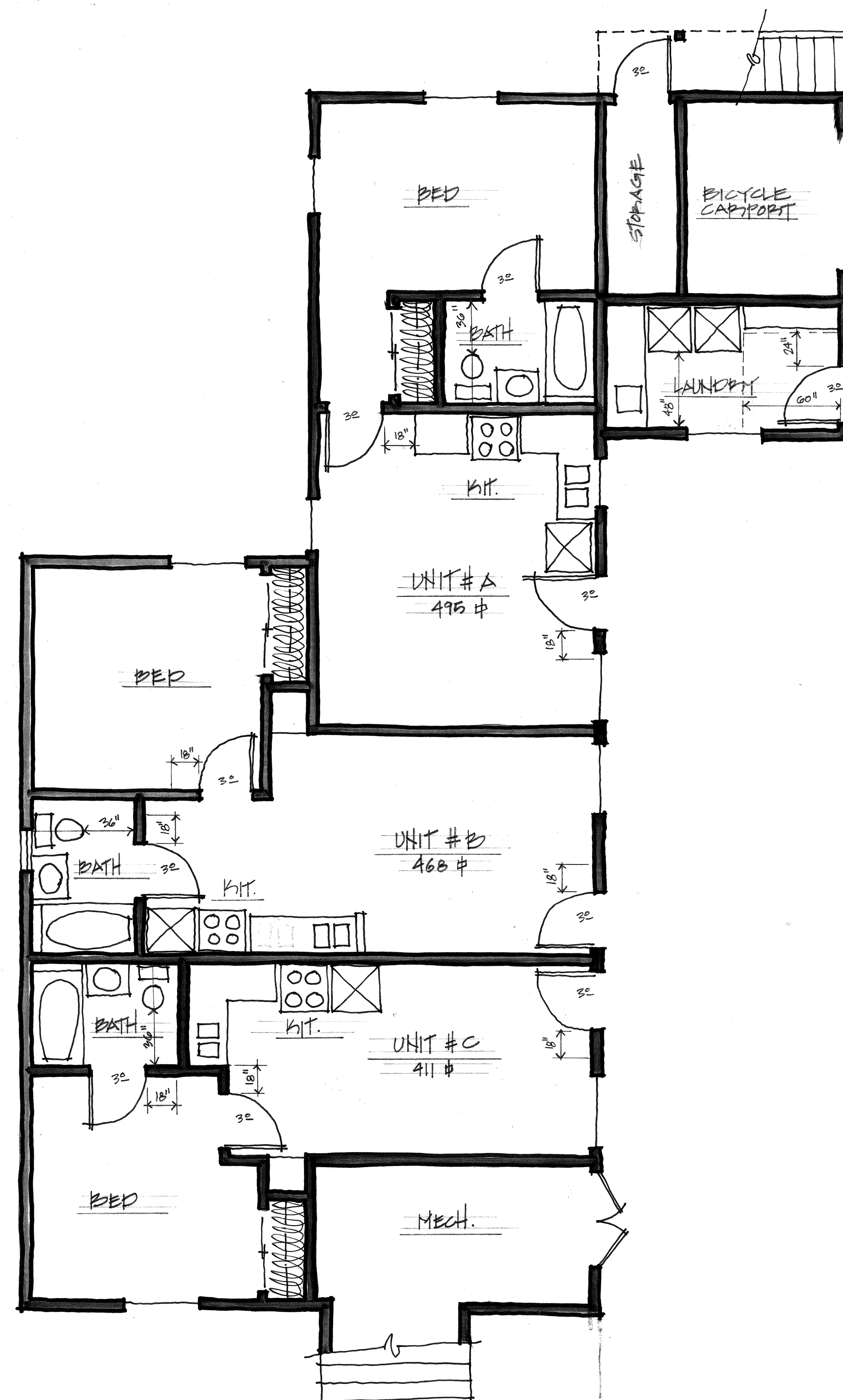
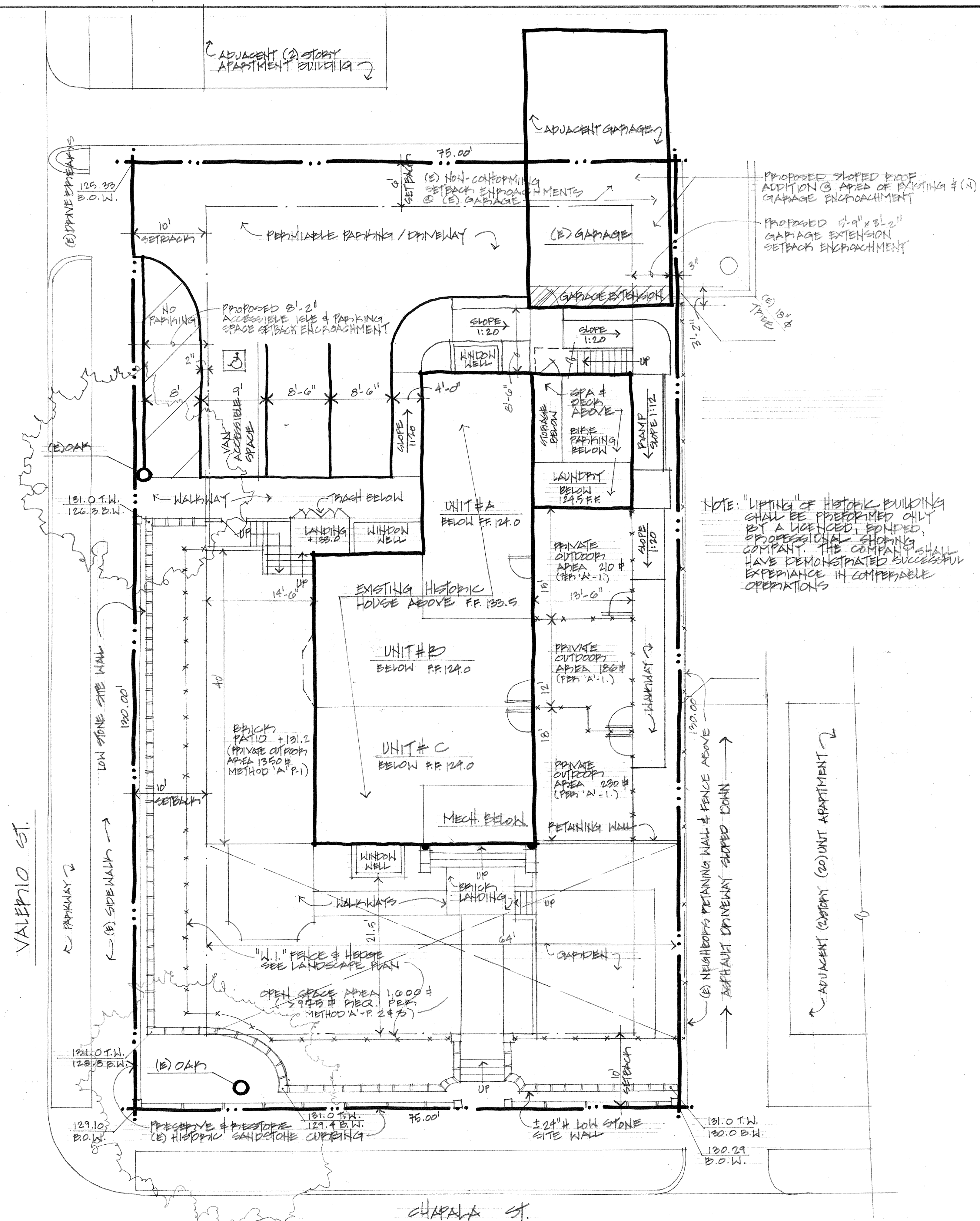
PLOT FILE:
1703 chapala

MURPHY & ASSOCIATES, ARCHITECTS
3040 STATE STREET #C
SANTA BARBARA, CA 93105
(805) 569-0759

1703 CHAPALA STREET
ADDITION OF MULTIPLE UNITS
TO EXISTING HISTORIC RESIDENCE

A-0

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3

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**1703 CHAPALA STREET
ADDITION OF MULTIPLE UNITS
TO EXISTING HISTORIC RESIDENCE**

A-1



SCALE - 1/4" = 1'-0"



SCALE - 1/4" = 1'-0"



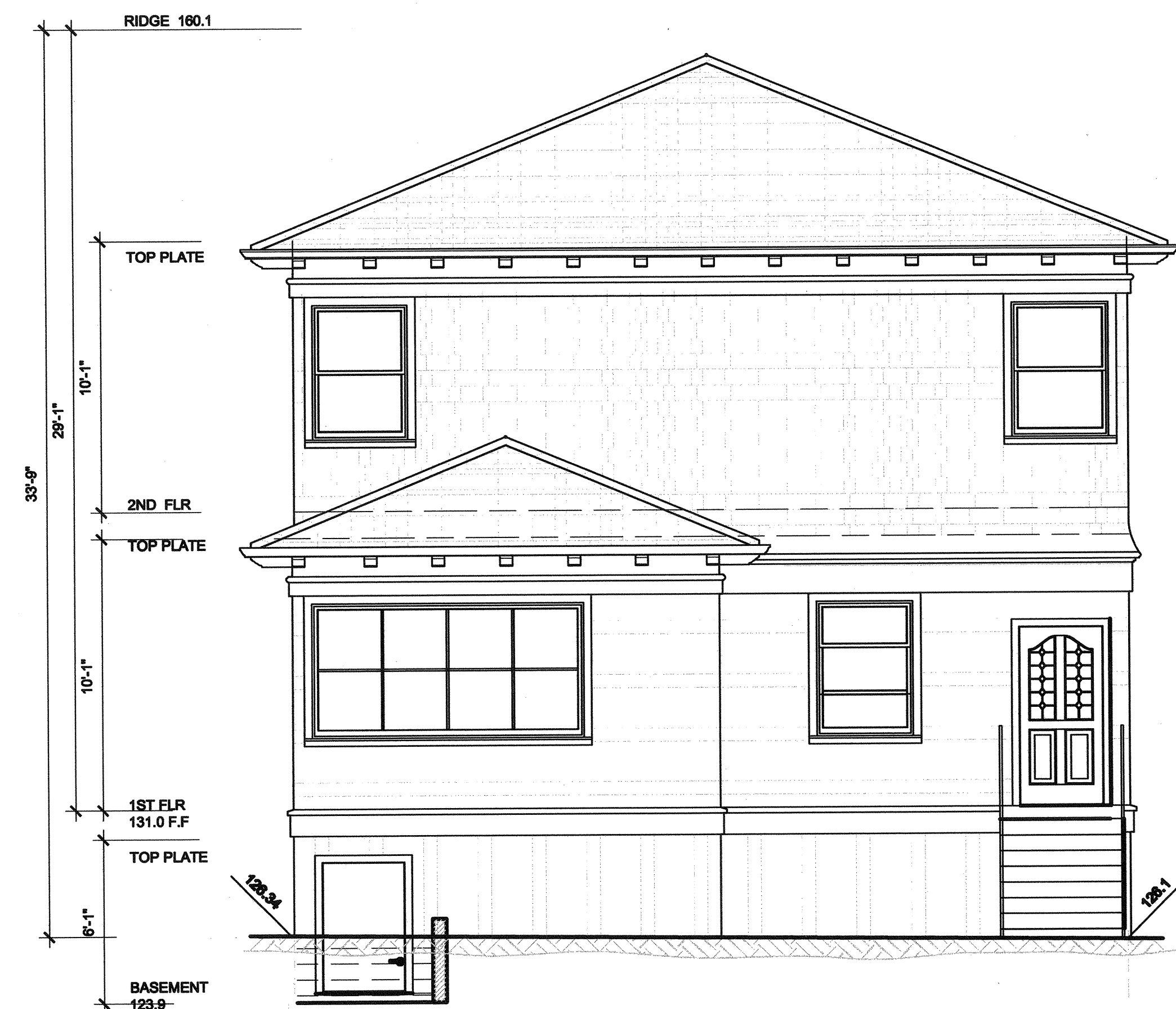
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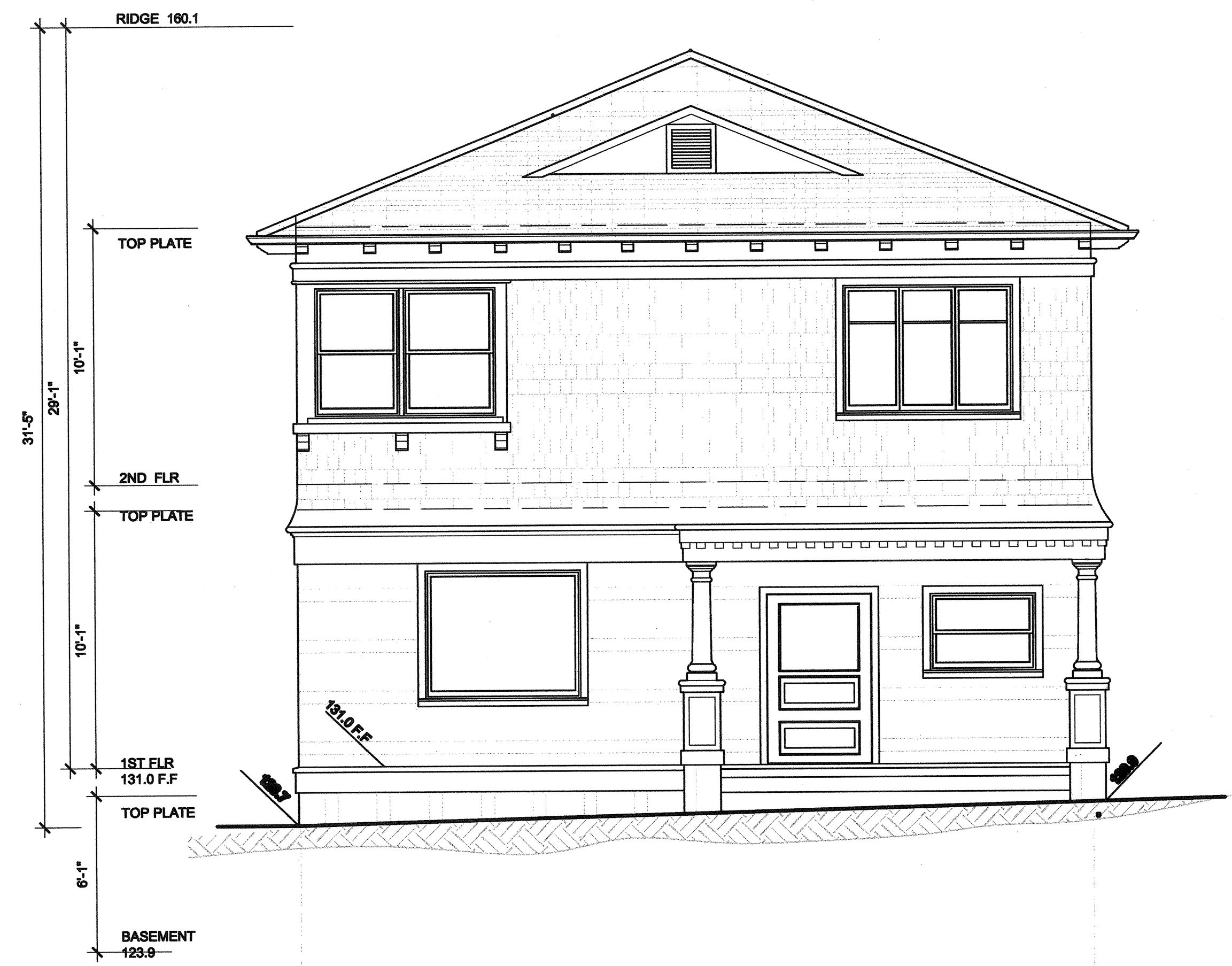
Proposed West Elevation
SCALE - 1/4" = 1'-0"



Proposed East (Chapala Street) Elevation
SCALE - 1/4" = 1'-0"



Existing West Elevation
SCALE - 1/4" = 1'-0"



Existing East (Chapala Street) Elevation
SCALE - 1/4" = 1'-0"

2-13-17



PLOT FILE:
185 chapala

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Proposed South (Valerio Street) Elevation

SCALE - 1/4" = 1'-0"



Existing South (Valerio Street) Elevation

SCALE - 1/4" = 1'-0"

1-10-17

1

2

3

PLOT FILE:
180 sheets

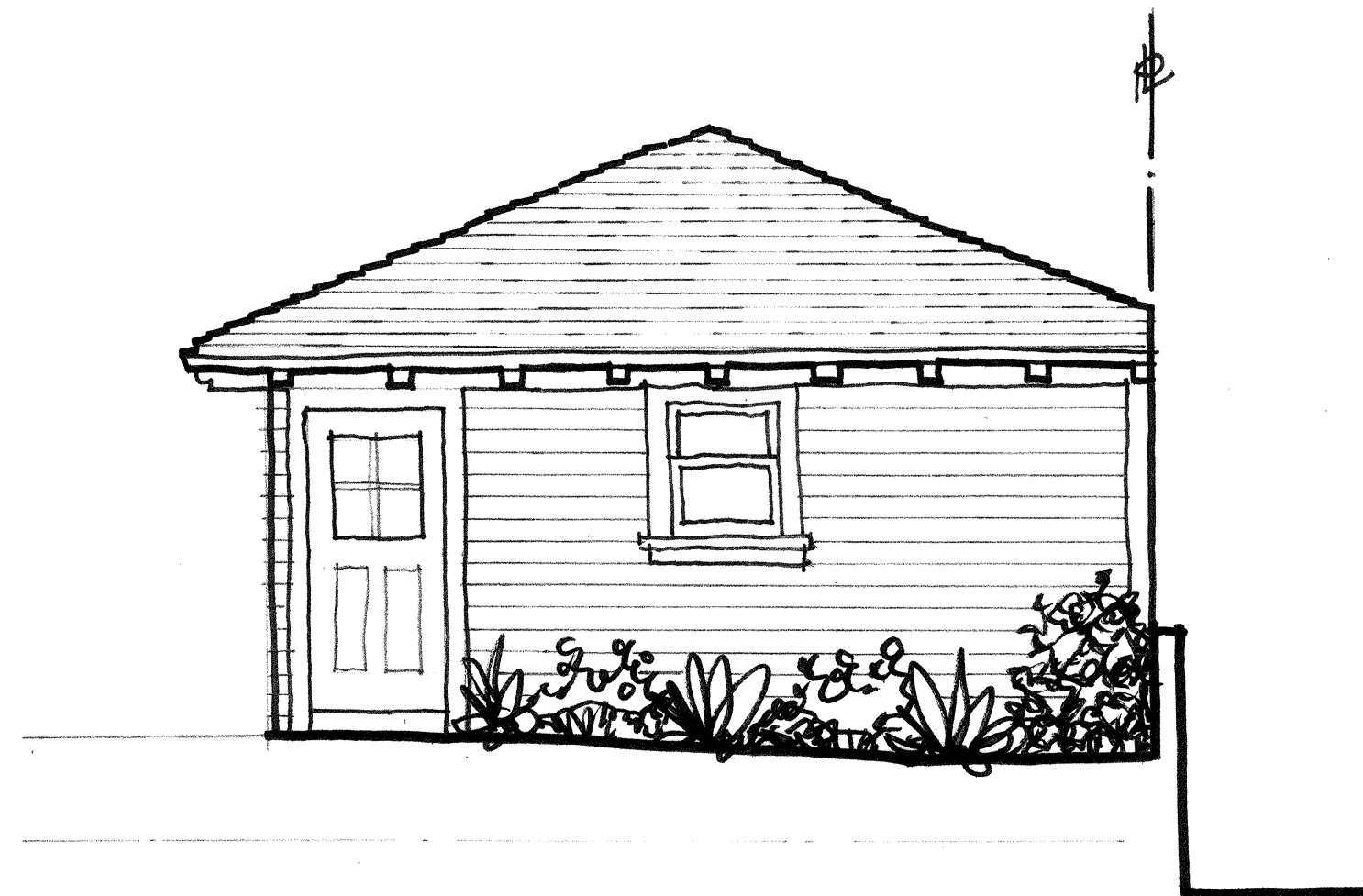
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A-4

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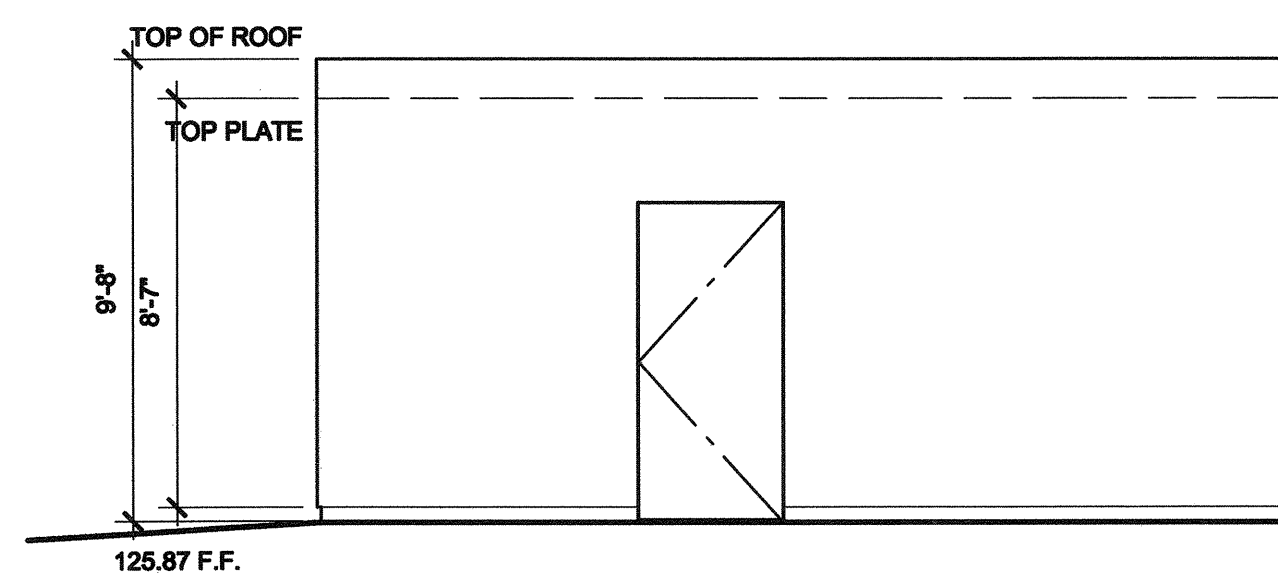
Proposed East Garage Elevation

SCALE - 1/4" = 1'-0"



Proposed North (Rear) Elevation

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Existing East Garage Elevation

SCALE - 1/4" = 1'-0"



Existing North (Rear) Elevation

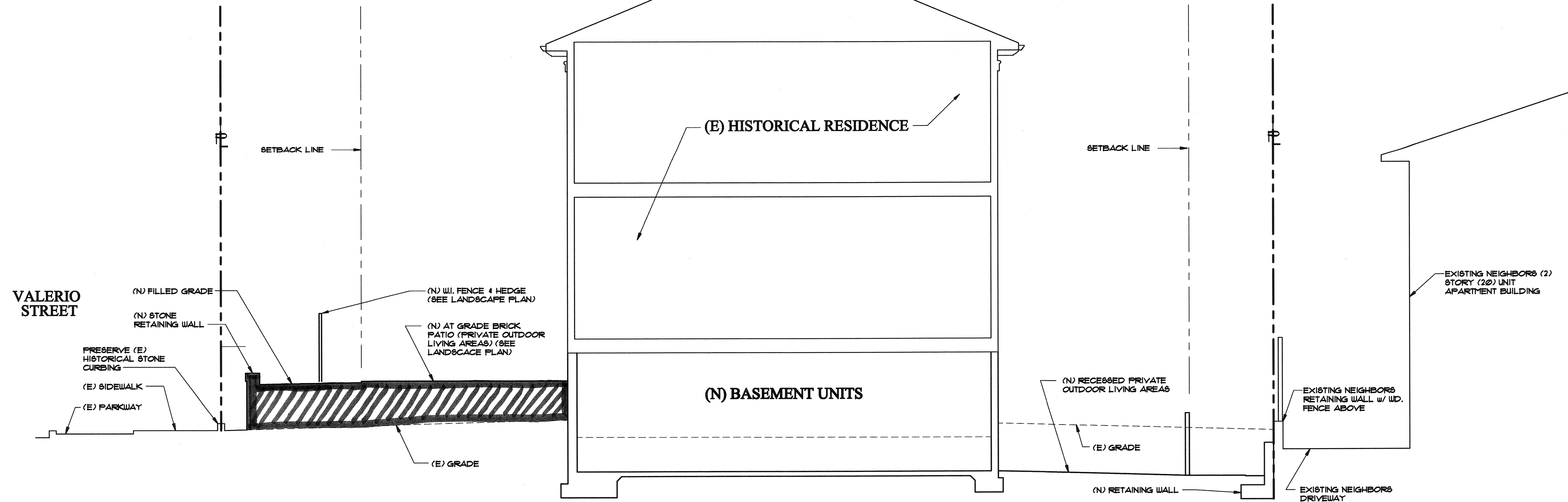
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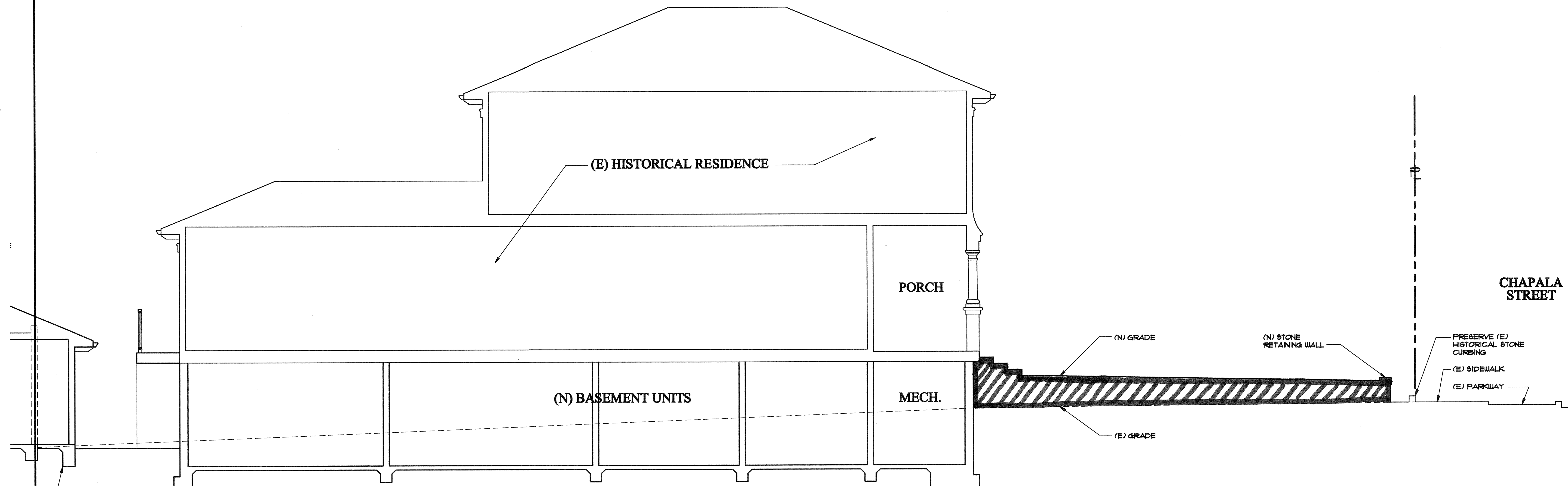
A-5

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Transverse Section

SCALE - 1/4" = 1'-0"



Longitudinal Section

SCALE - 1/4" = 1'-0"

1-10-17



PLOT FILE:
100 Chapala

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APPENDIX B

Landscape Architect's Plans

PRELIMINARY HARDSCAPE - LANDSCAPE DESIGN

TRACY RESIDENCE

1703 CHAPALA STREET ~ SANTA BARBARA, CALIFORNIA
SINGLE FAMILY RESIDENCE ~ STRUCTURE OF MERIT w/ AVERAGE UNIT DENSITY INCENTIVE SITE DESIGN

HARDSCAPE CONCEPT #8

3RD SUBMITTAL

FEBRUARY 14, 2017

PL - 1

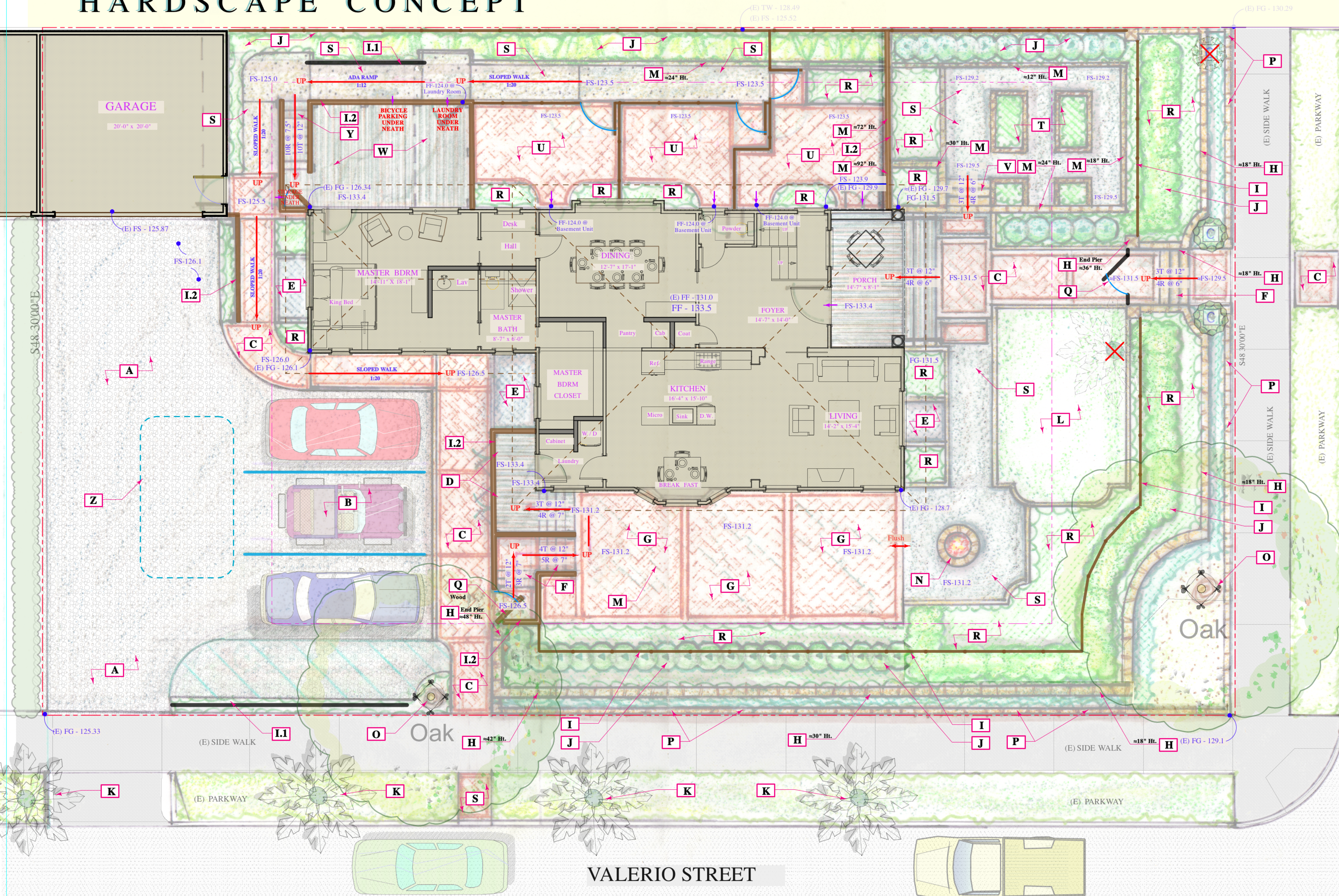


Robert Andrew Fowler
LANDSCAPE ARCHITECT
CALIFORNIA LICENSE #2698
1215 DELA VINA ST. ~ SUITE 'L'
SANTA BARBARA, CA. 93101
PH: 805.730.7555 ~ C: 805.637.5557

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Carport Beneath Apartment Bldg. - 1709 Chapala St.

HARDSCAPE CONCEPT



CONCEPTUAL SITE IMPROVEMENTS

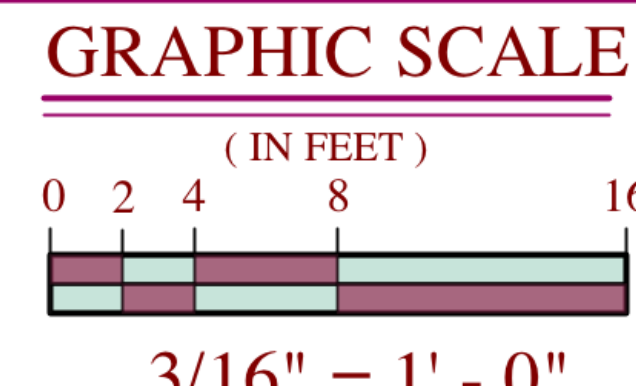
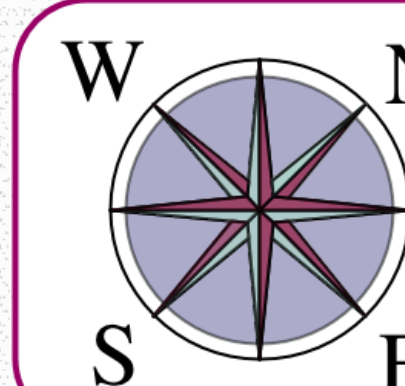
- A** (N) OWNER'S MOTORCOURT / DRIVEWAY w/ CHIP-SEAL PAVING
 - Alt. Choice #1: Belgard - Subterra Stone - Grey-Tan' or Eq. Permeable Conc. Pavers
 - Alt. Choice #2: Grey Concrete Paving
 - w/ Underground Stormwater Management / Grey Water Storage Tank / System
- B** (N) TENANT PARKING - 3 SPACES (includes ADA Compliant & Loading Zone Space)
 - w/ Decorative Gravel over Permeable Gravel-Pave' Paving
 - Alt. Choice #1: Aqua-Roc - Bella or Eq. Permeable Conc. Pavers
 - Alt. Choice #2: Permeable Grey Concrete Paving
- C** (N) BRICK PAVING, Typical ('Herringbone' Pattern w/ Soldier Course Perimeter Bands)
 - Alternate Choice #1: Colored Concrete Paving
- D** (N) TRASH ENCLOSURE UNDER REAR ENTRY STEPWAY
- E** (N) LIGHT WELLS for TENANT BASEMENT UNITS
- F** (N) BRICK or STONE STEPWAY, Typical
 - Alternate Choice #1: Colored Concrete Paving
- G** (N) OWNER'S OUTDOOR ELEVATED BRICK TERRACE
 - Herringbone' Pattern w/ Soldier Course Perimeter Bands
- H** (N) 'SANTA BARBARA' STONE GARDEN RETAINING WALL (≈18" to 36" Ht. Varies)
- I** (N) WIRE MESH PET SAFETY FENCE (≈36 to 60" Height Varies - See Plan)
- I1** (N) Black Vinyl Wire Mesh ~ "Buried" in (N) Hedge Planting
- I2** (N) WROUGHT IRON FENCE (≈36 to 60" Height Varies - See Plan)
- J** (N) DECORATIVE WOOD FENCE / RAILING (≈42 Ht. See Architect's Elevations)
- J1** (N) SCREEN HEDGES - (See Future Planting Plans, Typical)
- K** (E) STREET TREE (Queen Palm) - Protect in Place
- L** (N) ACTIVE ACTIVITY AREA w/ 'SYN-TURF', Typ.
- M** (N) MASONRY RETAINING WALL (≈12 to 72" Height Varies - See Plan)
 - S.B. Sandstone Veneer or Stucco Finish
- N** (N) OPTIONAL GARDEN FOCAL ELEMENT
 - (i.e. - Firepit / Fountain Urn / Bird Bath / Sundial, Typ.)
- O** (E) SPECIMEN COAST LIVE OAK TREE (Protect in Place, Typical)
 - Prune as Directed per Landscape Architect
- P** (E) S.B. SANDSTONE CURBING (≈6" to 8" Height, Typical)
 - Protect in Place or ReFurnish Portions as Needed, Typ.
- Q** (N) SECURITY GATE w/ Self-Closing/Self Latching Hardware, Typical
 - Wrought Iron w/ Self-Closing/Self Latching Hardware
 - Alternate Choice #1: Colored Concrete Paving
- R** (N) WATER-WISE UNDERSTORY PLANTING Typical
 - See Concept Planting Theme - Sheet PL-2
- S** (N) TENANT ACCESSIBLE WALKWAY / RAMPS / GARDEN PATHWAY, Typ.
 - Choice #1: Permeable Concrete or Colored Concrete Paving
 - Alternate Choice #2: Gravel or Decomposed Granite Paving
 - Alternate Choice #3: Brick Paving
- T** (N) EDIBLES ~ HERBS / VEGETABLE GARDEN AREA
 - w/ Raised Vegetable Beds and Selected Fruit Trees
 - w/ Decorative Gravel or Decomposed Granite Pathways
- U** (N) TENANT SUNKEN ENTRY GARDEN COURTYARDS, Typ.
 - w/ Permeable Brick Paving (Basketweave) and/or Possible Planted Joints
 - Alternate Choice #1: Permeable Concrete or Colored Concrete Paving
 - w/ Drain Grates/Wall Scuppers Connected to Underground Water Storage System
 - w/ Wood Screen Fences & Gates - Painted to Match House Trim
- V** (N) STONE STEPWAY, Typical
 - w/ 'Cherokee Creek' Stone Stepway
 - Alternate Choice #1: Colored Concrete Stepway
- W** (N) OWNER'S MASTER BEDROOM WOOD DECK w/ FUTURE SPA
 - w/ Locked Bicycle Parking & Storage Area Underneath
 - w/ Laundry Room Underneath
- X** (N) UTILITY AREA w/ GREY CONCRETE PAVING
- Y** (N) ACCESS STEPWAY TO MBR WOOD DECK
- Z** ≈ OUTLINE OF UNDERGROUND STORMWATER STORAGE SYSTEM

PLANTING ~ IRRIGATION ~ LIGHTING NOTES

PLANTING
UPON COMPLETION AND APPROVAL OF THE PRELIMINARY LANDSCAPE PLAN, A FINAL PLANTING PLAN CONSTRUCTION DOCUMENT WILL BE PREPARED INDICATING PROPOSED PLANT QUANTITIES & SIZES. THE FINAL PLANTING DESIGN, AS ELUDED TO IN THIS PLAN, WILL INCORPORATE NATIVE & DROUGHT TOLERANT PLANTINGS AS PER STATE OF CALIF. WATER CONSERVATION MANDATE ~ AB #1881.

IRRIGATION
UPON COMPLETION AND APPROVAL OF THE FINAL LANDSCAPE PLANTING PLAN CONSTRUCTION DOCUMENT, AN IRRIGATION PLAN TO SUPPLEMENT THE PLANTING PLAN AND HELP ENSURE THE ESTABLISHMENT OF THE PLANTINGS, WILL BE PREPARED. THE IRRIGATION SYSTEM WILL BE A "STATE-OF-THE-ART" AUTOMATED LOW FLOW IRRIGATION SYSTEM INCORPORATING A COMBINATION OF LOW FLOW, LOW ANGLE SPRAY HEADS AND A DRIP IRRIGATION SYSTEM WHEREVER APPROPRIATE. THE VALVING OF THE SYSTEM WILL SEPARATE PLANTINGS WITH DIFFERENT WATER REQUIREMENTS SUCH AS LAWN FROM SHRUB BEDS, NORTH & EAST FROM SOUTH & WEST EXPOSURES, SLOPES FROM FLAT AREAS AND NATIVE PLANTINGS FROM NON-NATIVE PLANTINGS, AS WELL AS, INSTALL A WEATHER BASED SMART-CONTROLLOER WITH RAIN SENSORS & AUTOMATIC SHUT-OFF MECHANISMS AS PER STATE OF CALIFORNIA WATER CONSERVATION MANDATE ~ AB #1881.

OUTDOOR LIGHTING
EXTERIOR LIGHTING SHALL CONFORM TO THE CITY OF BUELLTON ORDINANCES AND GUIDELINES AND SHALL BE 'DARK SKY' COMPLIANT & SHALL NOT IMPOSE ON ADJACENT PROPERTIES AND USES.



PRELIMINARY HARDSCAPE - LANDSCAPE DESIGN

TRACY RESIDENCE

1703 CHAPALA STREET ~ SANTA BARBARA, CALIFORNIA
SINGLE FAMILY RESIDENCE ~ STRUCTURE OF MERIT w/ AVERAGE UNIT DENSITY INCENTIVE SITE DESIGN

HARDSCAPE CONCEPT #8

3RD SUBMITTAL

FEBRUARY 14, 2017

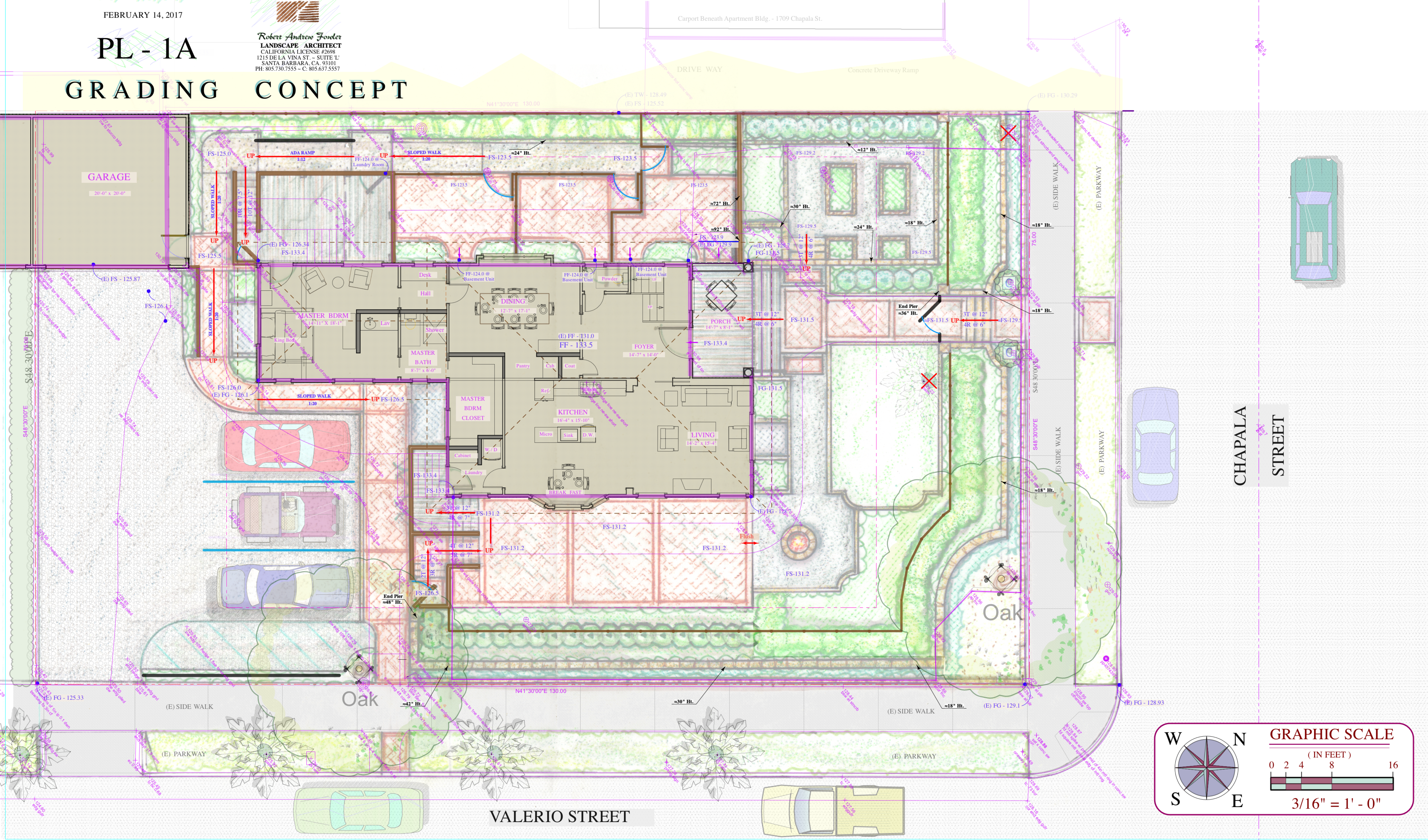


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PL - 1A

GRADING CONCEPT

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PRELIMINARY HARDSCAPE - LANDSCAPE DESIGN

TRACY RESIDENCE

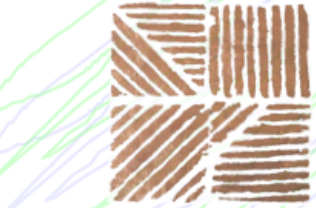
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3RD SUBMITTAL

FEBRUARY 14, 2017

PL - 2

LANDSCAPE CONCEPT



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PRELIMINARY PLANT PALETTE

TREE & SHRUB SYMBOLS AS SHOWN IN LEGEND ARE NOT TO SCALE - BUT SHOWN REDUCED FOR GRAPHIC CLARITY

THE FOLLOWING PLANT CHOICES REPRESENT THE SUGGESTED PLANT PALETTE TO BE CONSIDERED BY THE LANDSCAPE ARCHITECT AS APPROPRIATE TO THE SITE AND PROJECT TOWARDS DEVELOPMENT OF A FINAL PLANTING PLAN. NOT ALL PLANTS SHOWN WILL BE UTILIZED.

UNDERSTORY PLANTINGS PALETTE

- * ACCENT PLANTINGS ~ (5 Gallon - Minimum Container Sizes, Typical)
- **Agapanthus 'Queen-of-the-Nile'** (Variegated Lily-of-the-Nile)
 - **Agave / Aloe 'Mixed Cultivars'** (Agave / Aloe - Cultivars)
 - **Anigozanthos f. 'Mixed Cultivars'** (Kangaroo Paw - Cultivars)
 - **Chondropetalum tectorum** (Cape Rush)
 - **Cordylina stricta 'Soledad Purple'** (Corn Plant)
 - **Echeveria 'Afterglow'** (Blue/Purple Agave-like Succulent)
 - **Hemerocallis 'Hybrids'** (Daylily)
 - **Nandina domestica** (Heavenly Bamboo)
 - **Phormium 'Yellow Wave'** (Yellow - New Zealand Flax)
 - **Phormium 'Dusky Chief'** (Red - New Zealand Flax)
- * GRASS - LIKE ACCENT PLANTINGS ~ (Mixed 5 & 1 Gallon - Min. Container Sizes, Typ.)
- **Leymus condensatus** (Giant Wild Rye)
 - **Elymus c. 'Canyon Prince'** (Blue Lyme Grass)
 - **Helictotrichon sempervirens** (Blue Oat Grass)
 - **Pennisetum orientale** (Oriental Fountain Grass)
 - **Pennisetum o. 'Karley Rose'** (Karley Rose Fountain Grass)
 - **Muhlenbergia rigens** (Deer Grass)

- * HEDGES, SHRUBS & GROUNDCOVERS ~ (Mixed 15, 5 & 1 Gallon - Min. Container Sizes, Typ.)
- * SCREEN HEDGE - TALL HEIGHT (5 Gallon-Typical)
- **Ligustrum j. 'Texanum'** (Texas Privet)
 - **Pittosporum eugenioides** (Lemonwood)
 - **Pittosporum t. 'Silver Sheen'** (Kohuhu)
 - **Pittosporum t. 'Majorie Channon'** (Black-twigged Pittosporum)
 - **Prunus caroliniana 'Compacta'** (Caroliniana Laurel Cherry)
- * VINE AND ESPALIER PLANTINGS (5 Gallon, Typical)
- **Gelsemium sempervirens** (Carolina Jessamine Vine)
 - **Hardenbergia violacea** (Happy Wanderer Vine)
 - **Jasminum polyanthum** (Pink Jasmine Vine)
 - **Rosa 'Cecile Brunner'** (Climbing Rose)
 - **Wisteria sinensis** (Chinese Wisteria Vine)
- * PROSTRATE GROUNDCOVERS (Triangular Space ~1 Gal/1/2)
- **Carissa g. 'Green Carpet'** (Natal Plum)
 - **Cotoneaster 'Coral Beauty'** (Prostrate Cotoneaster)
 - **Rosmarinus 'Lockwood de Forest'** (Prostrate Rosemary)
 - **Rosa 'Garden Carpet'** (Prostrate Groundcover Roses)
 - **Erigeron karvinskianus** (Santa Barbara Daisy)
 - **Fragaria chiloensis** (Ornamental Strawberry)
 - **Gazania 'Mitswa Hybrids'** (Trailing Gazania)
- * ACTIVE LAWN AREAS
- **Synthetic Turf or 'Marathon' Sod**
- * LAWN SUBSTITUTES
- UNMOWED MEADOW GRASSES
 - **'Eco-Lawn' by 'Wildflower Farm' @ 1-866-476-9453**
 - **Buchloe dactyloides (Buffalo Grass)**
 - **Carex glauca 'Hybrids' (Blue Sedge)**
 - **Sesleria caerulea (Blue Moor Grass)**
- * NON-BIOTIC GROUNDCOVERS
- **Decomposed Granite Paving**
 - **'Sequoia' Walk-On Bark OR**
 - **'Del Rio' Aggregate - 1/2" OR**
 - **Crushed Gravel - 3/4"**

TREE PLANTINGS PALETTE

* ALL TREES SHALL BE SPECIFIED AT MINIMUM SIZES OF 24" BOX

- * EXISTING STREET FRONTAGE GROVE TREE -
- **Quercus agrifolia** (Coast Live Oak)
- * MEDIUM CANOPY TREE - MULTI-TRUNK FORM
- **Olea europaea 'Mission'** (Mission Olive Tree)
 - **Arbutus 'Marina'** (Madrone Cultivar)
- * UPRIGHT GROVE TREE
- **Pittosporum t. 'Silver Sheen'** (Black-Twigged Pittosporum)
- * SMALL SIZED PATIO GARDEN TREES - FLOWERING
- **Arbutus unedo 'Compacta'** (Strawberry Tree)
 - **Cercis c. 'Forest Pansy'** (Purpleleaf Redbud)
 - **Melaleuca nesophila** (Pink Melaleuca)
- * ARCHITECTURAL / VERTICAL ACCENT TREES
- **Juniperus c. 'Columnaris Glauca'** (Blue Column Juniper)
 - **Cupressus sempervirens 'Glauca'** (Italian Cypress)
- * ARCHITECTURAL ACCENT SPECIMENS
- **Cocos Plumosa** (Queen Palm)
 - **Phoenix roebelenii** (Pygmy Date Palm)
 - **Yucca australis 'Red Star'** (Purple Dracaena)
 - **Yucca rostrata (Specimen - Yucca)**

UNDERSTORY PLANTINGS PALETTE

* MEDIUM/LARGE SIZED SHRUBS ~ (5 Gallon - Minimum Container Sizes, Typical)

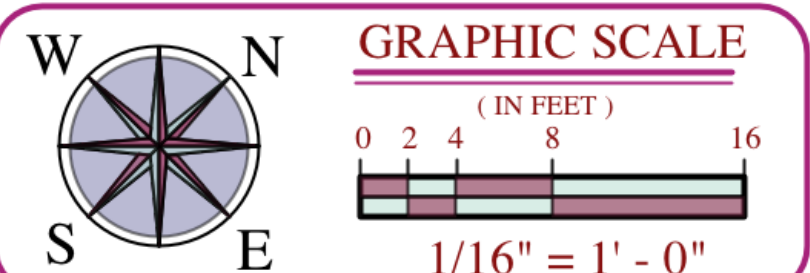
- **Aucuba japonica 'Mr. Goldstrike'** (Variegated Japanese Aucuba)
- **Cotinus coggygia 'Pink Champagne'** (Smoke Shrub)
- **Cotoneaster parnyi** (Parney's Red Clusterberry)
- **Feijoa sellowiana** (Pineapple Guava)
- **Grevillea x 'Constance'** (Noell's Grevillea)
- **Lavatera bicolor** (Mallow)
- **Leucadendron 'Red Gem'** (Red Gem Protea Cultivar)
- **Mahonia lomarifolia** (Upright Mahonia)
- **Osmanthus heter. 'Variegatus'** (Variegated Sweet Olive)
- **Rosa f. 'Iceburg'** (Ornamental Shrub Roses-White)
- **Rosa f. 'Angel Face'** (Ornamental Shrub Roses-Lavender)
- **Rosa f. 'Sun Flare'** (Ornamental Shrub Roses-Yellow)
- **Tecoma stans** (Yellow Bells)

* UNDERSTORY NATIVE PLANTINGS ~ (5 Gallon - Minimum Container Sizes, Typ.)

- **Arctostaphylos 'Emerald Carpet'** (Prostrate California Manzanita)
- **Ceanothus thyrsiflorus 'Skylark'** (Calif. Wild Lilac)
- **Ceanothus g.h. 'Carmel Creeper'** (Prostrate Calif. Wild Lilac)
- **Woodwardia fimbriata** (Giant Chain Fern)

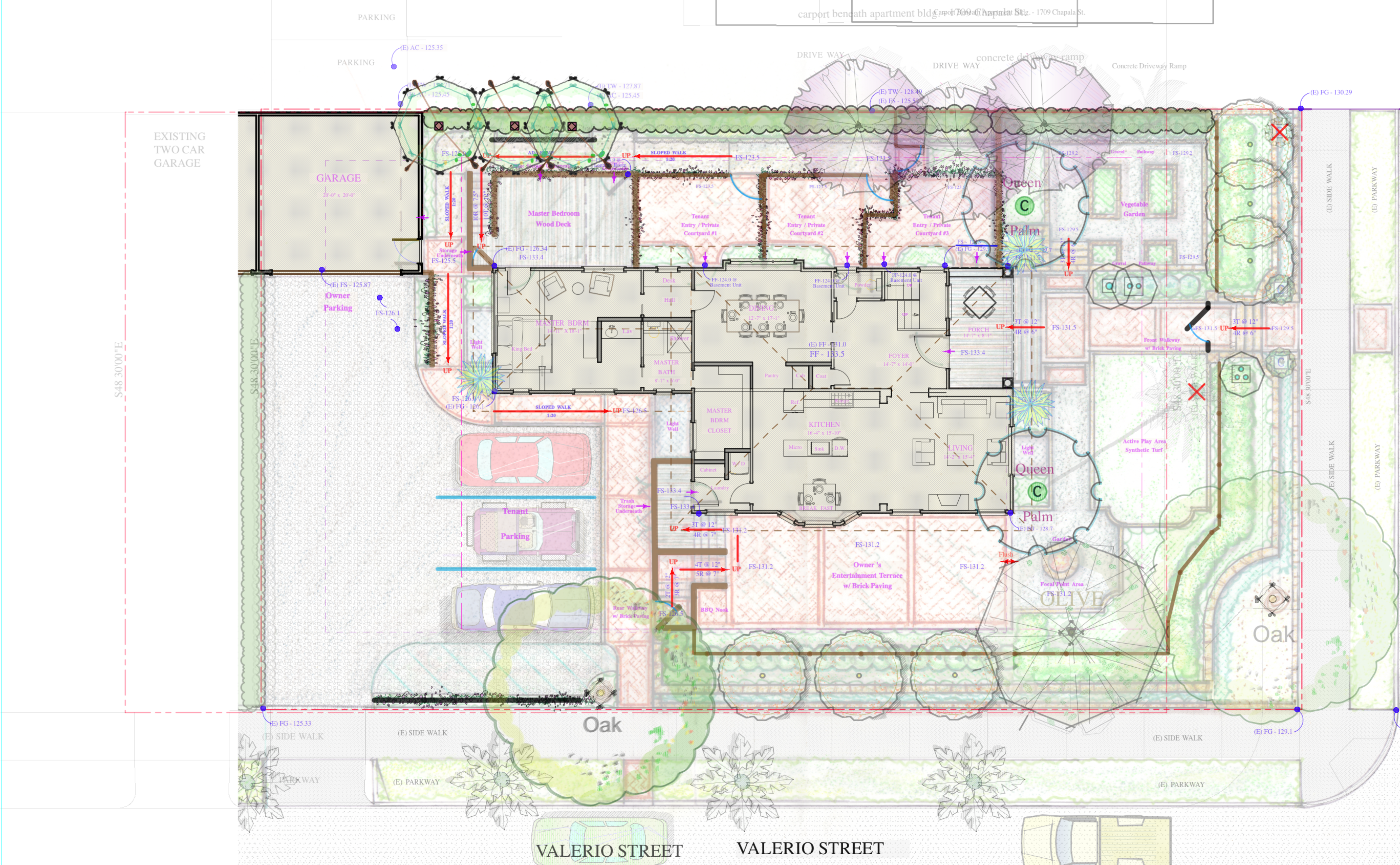
* SMALL SIZED FLOWERING SHRUBS ~ (1 Gallon - Minimum Container Sizes, Typical)

- **Abelia grandiflora 'Kaleidoscope'** (Compact Tricolor Abelia)
- **Berberis t. 'Crimson Pygmy'** (Prostrate Japanese Barberry)
- **Callistemon citrinus 'Little John'** (Dwarf Bottlebrush)
- **Cistus 'Troubador'** (Compact Rockrose)
- **Chrysanthemum m. 'Pink'** (Pink Marguerite Daisy)
- **Coleonema pulchrum** (Pink Breath of Heaven)
- **Coleonema 'Sunset Gold'** (Dwarf Breath of Heaven)
- **Coprosma 'Marble Queen'** (Dwarf Variegated Mirror Plant)
- **Cuphea hyssopifolia** (False Heather)
- **Escallonia e. 'Jubilee'** (Escallonia Cultivar)
- **Euonymus f. 'Emerald & Gold'** (Variegated Euonymus)
- **Helichrysum petiolare 'Limelight'** (Licorice Plant)
- **Lavandula angustifolia 'Hidcote'** (English Lavender)
- **Mahonia n. 'Soft Caress'** (Dwarf Mahonia)
- **Nandina d. 'Firepower'** (Dwarf Heavenly Bamboo)
- **Nepeta x faassenii 'Dropmore'** (Catmint)
- **Nerium oleander 'Petite Pink'** (Dwarf Oleander)
- **Olea europaea 'Little Ollie'** (Dwarf Olive Shrub)
- **Perovskia atriplicifolia 'Blue Spire'** (Russian Sage)
- **Pittosporum c. 'Nana Compacta'** (Dwarf Karo)
- **Pittosporum t. 'Creme de Mint'** (Dwarf Variegated Tobira)
- **Raphiolepis umbellata 'Minor'** (White Yedda Hawthorn)
- **Rosa 'Bonica'** (Small Shrub Rose)
- **Rosa 'Garden Carpet' - Mixed Varieties** (Groundcover Roses)
- **Rosmarinus p. 'Collingwood Ingram'** (Rosemary)
- **Salvia greggii 'Salmon'** (Autumn Sage)
- **Salvia c. 'Allen Chickering'** (Cleveland Sage)
- **Salvia 'Waverly'** (Sage)
- **Trachelospermum jasminoides** (Star Jasmine)



th apartment bldg. - 1709 Chapala St.

GARDEN



CHAPALA STREET

VALERIO STREET